

Property for Auction in Scotland - [Print Version]

Lot : 3 The Square, Greenlaw, Duns, Scottish Borders TD10 6UD



Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Commercial	£195,000

Property Address: 3 The Square, Greenlaw, Duns, Scottish Borders TD10 6UD, TD10 6UD

A rare opportunity to acquire the former Cross Keys Hotel, a prominent landmark property occupying a central position within the historic market town of Duns. Offering extensive accommodation over three floors, the property presents an exciting development opportunity for investors, developers and builders seeking to complete an ambitious residential conversion project. The current owner has commenced works to convert the former hotel into residential accommodation, however the project remains unfinished and is now offered for sale in its current condition. The property provides purchasers with the opportunity to complete the conversion to suit their own specification, subject to any necessary consents and approvals. Extending to a substantial footprint, the building offers enormous flexibility for a



variety of potential end uses, including a large family residence, holiday accommodation or other alternative uses, subject to the relevant planning permissions. Occupying a highly visible position overlooking The Square, the property benefits from immediate access to the town's local amenities including independent shops, cafés, restaurants, schools and leisure facilities. Duns is well placed for commuting to Berwick-upon-Tweed, Edinburgh and the Scottish Borders, while the spectacular Berwickshire coastline and surrounding countryside are within easy reach.

Area

The property is situated within The Square in the historic village of Greenlaw, near Duns, in the Scottish Borders. Greenlaw offers a traditional village setting with a range of everyday amenities including local shops, a pharmacy, café, hotel, primary school and community facilities, all within easy walking distance. The surrounding area is well known for its attractive countryside, providing opportunities for walking, cycling and other outdoor pursuits.

Tenure

Freehold

Local Authority

Scottish Borders Council

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.