



# BANNERMANBURKE

PROPERTIES LIMITED



**Woodlea Eckford, Kelso, TD5 8LQ**  
**Offers In The Region Of £675,000**

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# Woodlea Eckford, Kelso, TD5 8LQ

## Offers In The Region Of £675,000



■ SITTING ROOM ■ LIVING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ MASTER SUITE WITH DRESSING AREA AND ENSUITE ■ THREE FURTHER DOUBLE BEDROOMS (ONE ENSUITE) ■ FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM ■ DOUBLE GARAGE AND LARGE DRIVEWAY ■ LARGE SPACIOUS GROUNDS WITH STABLE BLOCK ■ SOLAR PANELS AND AIR SOURCE HEATING

Set in a stunning plot of approx 1.1 acres, Woodlea offers the rare opportunity to acquire this bespoke-built 4/5 bedroom detached property with impressive views. Finished to an exacting standard, this immaculate family home of over 245 square metres is a must see. Enviably located just outside the small village of Eckford in a semi rural setting, among a small cluster of properties, all enjoying a spectacular outlook. Woodlea has been built with sustainability in mind, incorporating eco-friendly materials and energy efficient features such as air source heating, PV solar panels, heat recovery vents, electric charging point and sewage treatment plant.

### Eckford, Kelso

Eckford is a small rural village set in stunning scenery, located between the larger towns of Kelso and Jedburgh, in the Scottish Borders. The village hall was built in 1930 and sits in the heart of the village. The hall remains an important hub within the village and hosts events throughout the year. The bigger town of Kelso is located approximately 7 miles away and offers a host of shopping facilities with larger supermarkets, bespoke/independent shops and a variety of restaurants, along with both primary and secondary schooling.

### Travel

Kelso 7 Miles, Jedburgh 7 Miles, Hawick 16 Miles, Tweedbank 17 Miles, Galashiels 20 Miles, Edinburgh 50 Miles, Newcastle 63 Miles

### The Property

The property is entered from the front via a high security UPVC door into a welcoming entrance with double glazed window and large cupboard for storage. Decorated in neutral tones with recessed ceiling spotlights and vinyl flooring. A solid timber door leads into the entrance hallway which again is freshly decorated with neutral décor and carpet flooring and has three large cupboards for storage. All rooms have heat recovery vents and double glazed windows with underfloor heating on the ground floor level and central heating radiators on the upper level. The property is light and bright throughout with living room, sitting room, dining kitchen, utility room, bedroom 4 and shower room on the ground floor and three further bedrooms (two ensuite) and family bathroom on the upper level. The property is versatile in use and could be used as a five bedroom property to suit needs.

The stunning living room is located to the rear of the property with floor to ceiling windows and patio door allowing lots of natural light in and providing stunning views. There is a stone hearth in here ready for the installation of a log burning stove if so desired with the chimney/flue in place.

Again to the rear and taking in these spectacular views, is the dining kitchen. Beautiful range of floor and wall units with ample of work surface space and island that provides additional storage and houses the induction hob with cooker hood above and has a breakfast bar area with stools. Well equipped

with two integrated single electric ovens and integrated microwave, with built in full length fridge and full length freezer and integrated dishwasher. One and a half bowl stainless steel sink and drainer with mixer tap and stainless steel splashbacks. Ample space for dining table and chairs, recessed ceiling spotlight fittings and vinyl flooring. Sliding patio doors lead out to the large garden and patio area.

The utility room is accessed from the dining kitchen and located to the front of the property with double glazed windows. Further floor units in here with sink and drainer provide further storage and have integrated washing machine and tumble dryer. A large storage cupboard houses the mechanism for the under floor heating along with the electric meter and switch gear. A door from the utility room leads into the double garage which can also be accessed via electric roller doors to the front or double glazed door to the rear. The garage is a great size with power and light and houses the heating/hot water system and has an access hatch to a roof space.

The sitting room is located to the rear also with double glazed patio doors to the garden, neutral décor and carpet flooring. Bedroom 4 is currently used as a home office, is versatile in use and located to the rear of the property with double glazed window.

Finally on the ground floor is the stylish and contemporary shower room comprising of a 3pc suite of wash hand basin set in vanity furniture, WC and double walk in shower enclosure with chrome shower run off the boiler. Tiled to full height around the bathing area in a grey tile with vinyl flooring and double glazed opaque window.

A carpeted staircase with timber and glass handrail and banister lead up to the first floor landing. Good storage via large storage cupboards with one also providing access to the loft space. The landing has a light tunnel, wall mounted heating controls and a central heating radiator.

The master suite is fabulous and a must see. Double aspect windows provide stunning views and brilliant light, giving this room a bright and airy feel. The dressing room area has fitted wardrobes with sliding doors and provide great storage and leads into the large and spacious shower room. Comprising of a 3pc suite, the shower room is of the same high standard as all the other bathrooms in the property with a 3pc suite, grey tiling, vinyl flooring and chrome shower run off the boiler.

A smaller version of the master suite is located to the rear with beautiful views and tasteful décor. Full range of built in wardrobes with hanging and shelving provide great storage and a large ensuite shower room an added bonus. The third bedroom on this level is also a good sized double, again benefitting from built in wardrobes with hanging and shelving.

Finally on the upper landing is the gorgeous and expansive family bathroom with stunning free standing bath, double walk in shower enclosure, wash hand basin set in vanity furniture and WC.



## Room Sizes

LIVING ROOM 5.60 x 5.60

SITTING ROOM 4.70 x 4.30

DINING KITCHEN 5.60 x 5.30

UTILITY ROOM 2.80 x 2.55

OFFICE/DOUBLE BEDROOM 4.50 x 3.00

DOWNSTAIRS SHOWER ROOM 2.65 x 2.10

MASTER SUITE 6.85 x 5.25

ENSUITE SHOWER ROOM 3.60 x 2.40

LARGE DOUBLE BEDROOM 4.70 x 4.00

ENSUITE SHOWER ROOM 3.50 x 1.85

DOUBLE BEDROOM 4.75 x 3.60

FAMILY BATHROOM 4.70 x 2.80

DOUBLE GARAGE 5.90 x 6.40

## Externally

One of the great advantages of this property is the flat, usable grounds, with large tarmac driveway providing parking for several vehicles and functional outdoor space in the form of patios and lawn. A hand built stable block provides a mounting for the PV solar panels and has four separate rooms with one housing the solar panel controls. The grounds can be easily adapted for equestrian needs as required with separate gated side entrance. There is an electric car charger point to the side of the property where the air source heat pump is also located.

## Directions

Leaving Kelso on the A698, travel straight ahead for approx 6.8 miles and take a left, signposted for Eckford. Take the first right and the property is the last one, on the right hand side, The what3words are slept.player.spud

## Sales and other information

### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

### Services

Sewage treatment plant, mains water, solar PV panels, air source heating, mains electricity.





Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:


Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



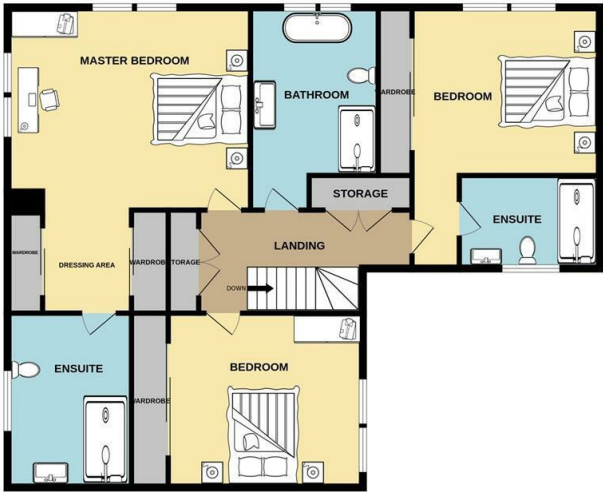
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	85	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



WOODLEA, ECKFORD

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