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**4 SOUTH LIDDLE STREET, NEWCASTLETON, TD9 0RN**  
**TWO BEDROOM END TERRACED BUNGALOW**

**EPC E**  
**OFFERS AROUND £180,000**

# 4 SOUTH LIDDLE STREET, NEWCASTLETON, TD9 0RN

## OFFERS AROUND £180,000



4 South Liddle Street is a well proportioned end terraced bungalow in the heart of the quaint village of Newcastleton with a lovely open aspect to the front. Offered for sale in good decorative order, the property benefits from a generous and flat enclosed garden with gated access and ample private parking and would make an ideal family home or downsize opportunity.

Entered from the front, the hallway provides access to the majority of the accommodation. The lounge is situated to the front with a light and pleasant outlook from the double glazed windows and this room has a multi fuel stove as the main focal point. The dining kitchen is a spacious and well appointed room located to the back overlooking the rear porch. There are a range of cream floor and wall units in here with timber effect worktops and green tiled splashbacks. There is space for an upright fridge freezer and a table and chairs for dining. There is an integrated dishwasher, oven and hob with extractor and single bowl stainless steel sink with drainer. Also located to the rear is the back porch out to the garden and located off the porch is the handy utility which could be used for a variety of purposes such as home office if so desired.

In addition to the three piece family bathroom, there is also an en suite off the master bedroom. Both of the bedrooms are well presented double rooms with one being located to the side and one to the front.

Externally the property benefits from an enclosed garden with parking for numerous vehicles in addition to a large garden shed, patio, large outhouse and electric car charging point.

The property is located within Newcastleton, a small village enjoying an active community life and offering a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hermitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

### ROOM SIZES:

Lounge 4.50 x 3.86  
Dining Kitchen 3.36 x 3.26  
Master Bedroom 4.05 x 3.12  
En Suite 2.33 x 1.73  
Bedroom 2 4.51 x 3.00  
Bathroom 2.48 x 1.69  
Study/Utility 3.89 x 2.03

**EPC RATING: E COUNCIL TAX BAND: C**

**FIXTURES AND FITTINGS:** The sale shall include all carpets, light and bathroom fittings.

**SERVICES:** Mains drainage, electricity, oil central heating and double glazing.

**HOME REPORT:** Interested parties wishing a copy of the Home Report for this property can obtain one by request.

**FREE PRE-SALE VALUATION:** If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you

**VIEWING:** By appointment with Geo & Jas Oliver, W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. 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 plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard. This property has recently installed Smoke/ Heat alarms which therefore comply with Scottish legislation.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.propertywindow.com](http://www.propertywindow.com).

