



**Geo. & Jas. Oliver W.S.**

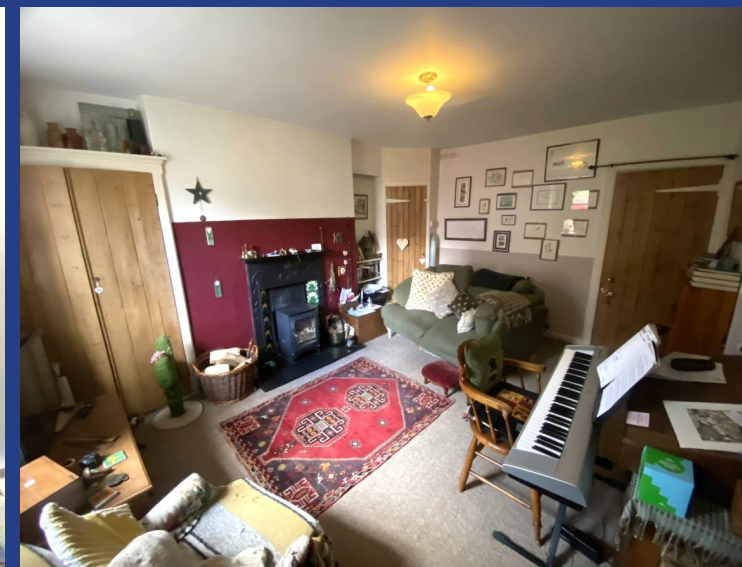
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**1 VICTORIA BUILDINGS, TEAPOT STREET, MOREBATTLE, TD5 8QJ**  
**TWO BEDROOM MID-TERRACED COTTAGE WITH GARDEN**

**EPC E**  
**OFFERS AROUND £145,000**

# 1 VICTORIA BUILDINGS, TEAPOT STREET, MOREBATTLE, TD5 8QJ

## OFFERS AROUND £145,000



Built around 1800, 1 Victoria Buildings forms a quaint and quirky mid terraced cottage in the sought after village of Morebattle. Having previously been one larger property with number 2, it was split around 1890. Internally the property offers cosy living space for a single person or couple and there is a generously proportioned back garden with mature shrubs and plants.

Entering from the front there is a staircase to first floor level and a doorway through to the lounge. The lounge is a welcoming room located to the front with an attractive multifuel stove and double glazed window overlooking the front garden. From here a doorway leads through to the shower room and kitchen. The shower room is situated at the back and benefits from a three piece suite of wash hand basin, WC and shower area with wall mounted electric shower. The kitchen overlooks the back garden and has a range of floor and wall mounted units in cream with space for an under counter fridge and cooker. There is a Belfast sink and space for a washing machine. A timber door leads out to the rear garden.

A carpeted staircase leads up to the first floor where there is generous master bedroom which could potentially be extended to make the second smaller room more generous in size if so desired.

Externally, the property benefits from a front garden with some mature trees and shrubs and the rear garden has a paved area for seating, shrubbed areas and a greenhouse.

### ROOM SIZES:

Lounge 4.89 x 3.68  
Kitchen 2.46 x 2.00  
Shower Room 1.37 x 1.46  
Master Bedroom 5.02 x 2.67  
Bedroom 2 3.77 x 1.90

**LOCATION:** Morebattle is a small quaint village 7 miles south of the larger Borders town of Kelso. Benefitting from day to day amenities such as a community shop, pub and village hall, the surrounding Borders countryside offers a tranquil and peaceful setting for those looking for a more rural lifestyle. Interestingly, Teapot Street is said to be the second street to have been laid down in the village.

**DIRECTIONS:** Taking the A698 from either Hawick or Kelso, transfer to the B6401 where the Teviot Smokery one was. Stay on this road for 5 miles and as you enter Morebattle take the first left to Teapot Street and the property lies on the left hand side.

**COUNCIL TAX BAND:** A EPC E

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

**SERVICES:** Mains water and drainage. Electric heating and multi fuel stove. Double glazing. Solar panels.

**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.

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**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.

