



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Cheviot View, Hume, Kelso, TD5 7TP

Offers over £187,000



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Offers over £187,000

1 Cheviot View, Hume Kelso, TD5 7TP

- Charming Bungalow
- 3 Bedrooms
- Beautiful Landscaped Gardens
- LPG Heating & Double Glazing
- Idyllic Semi-Rural location
- Spacious Accommodation
- Private Driveway
- Ideal Downsizing Opportunity

We are delighted to bring to the market this immaculately-presented three-bedroom semi-detached bungalow commanding an elevated position with fantastic countryside views. The property located in the popular village of Hume which lies within easy reach of both the popular market towns of Kelso and Duns. The property is found in excellent order throughout and provides versatile accommodation all-on-one level, ideally suited to a downsizer looking for a quiet rural retreat. The property further benefits well-maintained landscaped gardens, driveway and two outhouses.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - KITCHEN - UTILITY / REAR PORCH - THREE DOUBLE BEDROOMS - SHOWER ROOM -



Internally

The property is entered via a multi-locking UPVC door into a welcoming entrance vestibule and hallway. The lounge is set to the front of the property benefitting with magnificent views over the surrounding Borders countryside. The spacious kitchen is well-equipped and provides access to the rear lobby / utility area. There are three well-proportioned double bedrooms, one of which is currently utilised as a dining room with French doors leading straight out to the garden. The modern shower room completes the accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with stone-effect worktops incorporating a stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include an electric double oven and ceramic hob with stainless-steel extractor hood. There are freestanding appliance spaces for a dishwasher and tall fridge freezer. There is a further space for a washing machine within the rear lobby.

Shower Room

The shower room is fitted with a 3-piece suite including WC, vanity wash hand basin and walk-in shower cubicle with mixer shower.

Externally

There are generous garden grounds to the front, side and rear of the property. The front garden is bound by timber fencing and left top gravel and mature shrubs. To the side there is a gravelled driveway providing ample off-street parking. The rear garden is a fantastic space for relaxing and entertaining, landscaped over three levels with areas of patio and decking surrounded by mature shrubs and trees.





Outbuildings

There is an attached store to the rear of the property benefitting from mains power and lighting. There is also a detached store to the rear of the driveway accessed via a set of double doors and also benefits from mains power and lighting.

Location

Hume is a charming rural village sitting some 6 miles from Kelso and 10 miles from Duns. Hume Castle sits proudly in the centre of the village and is a spectacular landmark located just two minutes walk from the property. The nearby towns of Kelso and Duns offer a wide selection of amenities including shops, restaurants and leisure facilities. Kelso boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Primary schooling is catered for in the nearby village of Greenlaw (3 miles) with Secondary Schooling provided in Duns (10 miles).

Tweedbank railway station is located 17 miles to the west. The nearest railway station is located in Tweedbank some 17 miles west. Edinburgh is located some 41 miles north. Please note that all distances are approximate.

Fixtures & Fittings

All fitted carpets / floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains water, electricity and drainage. LPG gas-fired central heating and double glazing.

Home Report

A copy of the Home Report can be downloaded from our website.

Council Tax

Council Tax Band B.

Viewings

Strictly By Appointment via James Agent.

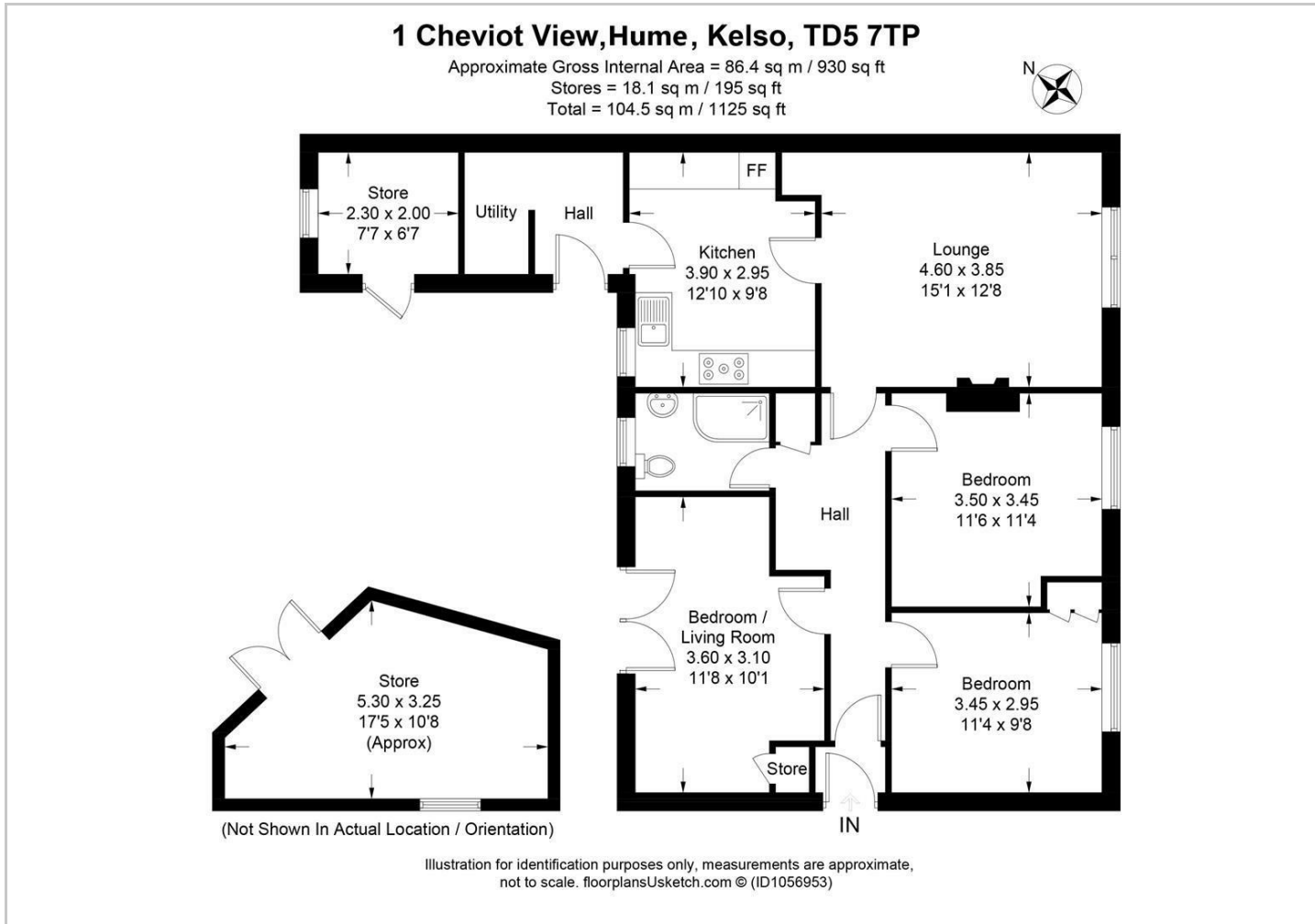
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



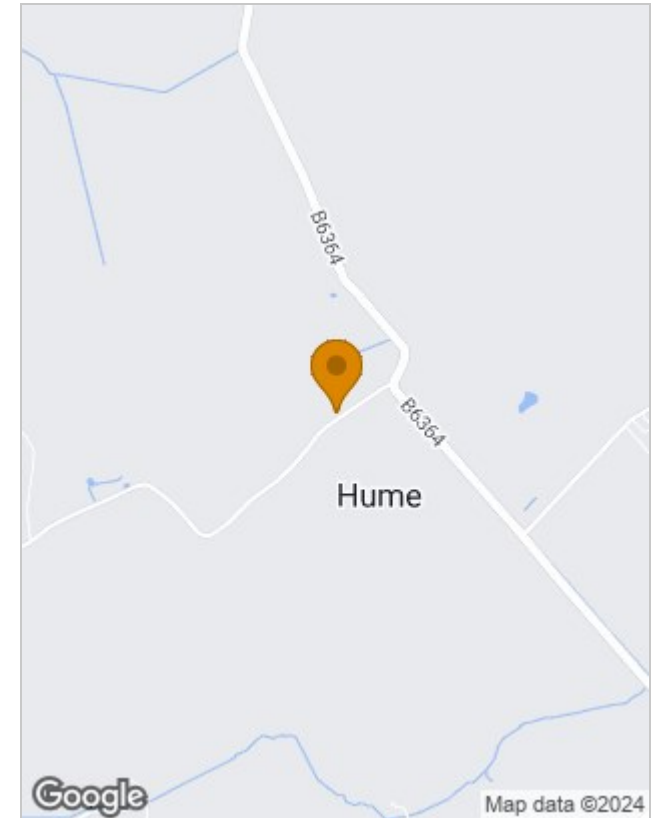
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

