

LEGAL
HASTIN & S



Shepherds Cottage

Grahamslaw Cottages, Eckford, TD5 8EB

Offers Over £230,000





Charming cottage with landscaped gardens, spacious interior and three bedrooms with wonderful views over the rolling countryside.



SHEPHERDS COTTAGE

This wonderful cottage enjoys a peaceful yet accessible location, ideally situated for those seeking the tranquillity of the countryside while remaining within easy reach of Kelso, Jedburgh, and wider Borders towns.

Set within fully landscaped, mature gardens, bursting with seasonal colour and carefully designed planting, the garden forms a beautiful first impression and a peaceful outdoor retreat. Internally, the cottage is generously proportioned and full of character, offering comfortable and flexible living.

The main living area features a dual aspect outlook, flooding the space with natural light, and is centred around a traditional open fire, creating a cosy and inviting atmosphere year-round. The heart of the home is the spacious dining kitchen, complete with a walk-in pantry, perfect for family life or entertaining. A well-appointed ground floor bathroom adds further convenience.

Upstairs, the stunning principal bedroom is of luxurious proportions, benefiting from both excellent built-in storage and a stylish en suite shower room. Two further bedrooms, both well-sized, enjoy elevated views across the surrounding countryside, making the most of this scenic setting.

This charming cottage offers the perfect blend of traditional appeal, modern comfort, and an enviable Borders location.

LOCATION

Plentiful road links make Eckford readily accessible to most Border towns, including the A68, five miles away, which links Edinburgh to Newcastle, both of which have international airports. The A1 at Berwick-upon-Tweed is only twenty-seven and a half miles away where a mainline railway serves the whole UK East Coast, with trains to London taking around four hours. The new Borders Railway, lying only seventeen and a half miles away at Tweedbank, has a regular train service running to Edinburgh and taking around 55 minutes. Eckford is also conveniently placed on the Kelso to

Hawick bus route. (All times and distances are approximate.)

The towns of Kelso and Jedburgh are within a short distance of the cottage; both traditional Abbey towns with Kelso also renowned for its iconic cobbled square and location on the banks of the River Tweed. Both towns offers a great range of independent shops and eateries with Kelso also benefitting from a sizeable Sainsbury's supermarket.

The catchment for schooling is Morebattle Primary and Kelso High School, with private education available at Longridge Towers near Cornhill on Tweed or St Mary's Preparatory School in Melrose.

HIGHLIGHTS

- Beautiful Gardens
- Luxurious Master Bedroom
- Peaceful yet Accessible Location
- Wonderful Views
- Private Parking for Two

ACCOMMODATION SUMMARY

Ground Floor - Hall Sitting Room Kitchen / Dining Room Bathroom with wash hand basin and WC First Floor - : Landing Master Bedroom with en-suite Shower Room with wash hand basin and WC, Two further Bedrooms

SERVICES

Partial double glazing. Oil central heating. Mains water and electricity. Private drainage

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £230,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



