



Two bedroom semi-detached cottage with large gardens,
beautiful views and private amenity woodland

2 Dykecroft Cottages, Newcastleton, TD9 0TD

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Property Details

2 Dykecroft Cottages, Newcastleton, TD9 0TD

Offers over
£175,000

Description

Spacious, two bedroom semi-detached cottage with extensive gardens and private amenity woodland.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Traditional two bedroom semi-detached cottage
- Two double bedrooms
- Generous living room with dual aspect and open fire
- Rear porch with power sockets, plumbing and access to garden
- Off-street parking available
- Beautiful views of the open countryside and Border hills
- Large gardens sheds, greenhouse and gate to private amenity woodland
- Requires some upgrading
- No chain

Situation

2 Dykecroft Cottages is located just outside the pretty village of Newcastleton, which lies in the attractive Liddlesdale Valley of the Scottish Borders. The village offers a wide range of local amenities to include a butcher, baker, hardware store, two convenience stores, a well-regarded primary school, gym and tennis courts. There are also community operated unmanned fuel pumps and electric charging points. Only a few miles outside the village lies Hermitage Castle, a magical sight with plenty of history. To the north and south is the A7 route which allows for an easy commute to Edinburgh and Carlisle respectively. The market town of Hawick lies approximately 20 miles to the north and the town of Langholm 10 miles to the west.

What 3 words

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2 Dykecroft Cottages is a rare opportunity to acquire a traditional semi-detached two bedroom property with phenomenal gardens and private woodland area. The property is only a short drive from the historic village of Newcastleton and benefits from beautiful views of the rolling hills of the Borders.

The Accommodation

The cottage would benefit from some modernisation but has great potential to become a loving home. A concrete path leads up the front garden to the front door which opens to an entrance porch with second door welcoming you into the main hall. A large bedroom is located immediately on your left featuring pleasant views of the countryside. To the rear of the property is a second bedroom, slightly larger benefiting from a fitted corner cupboard.



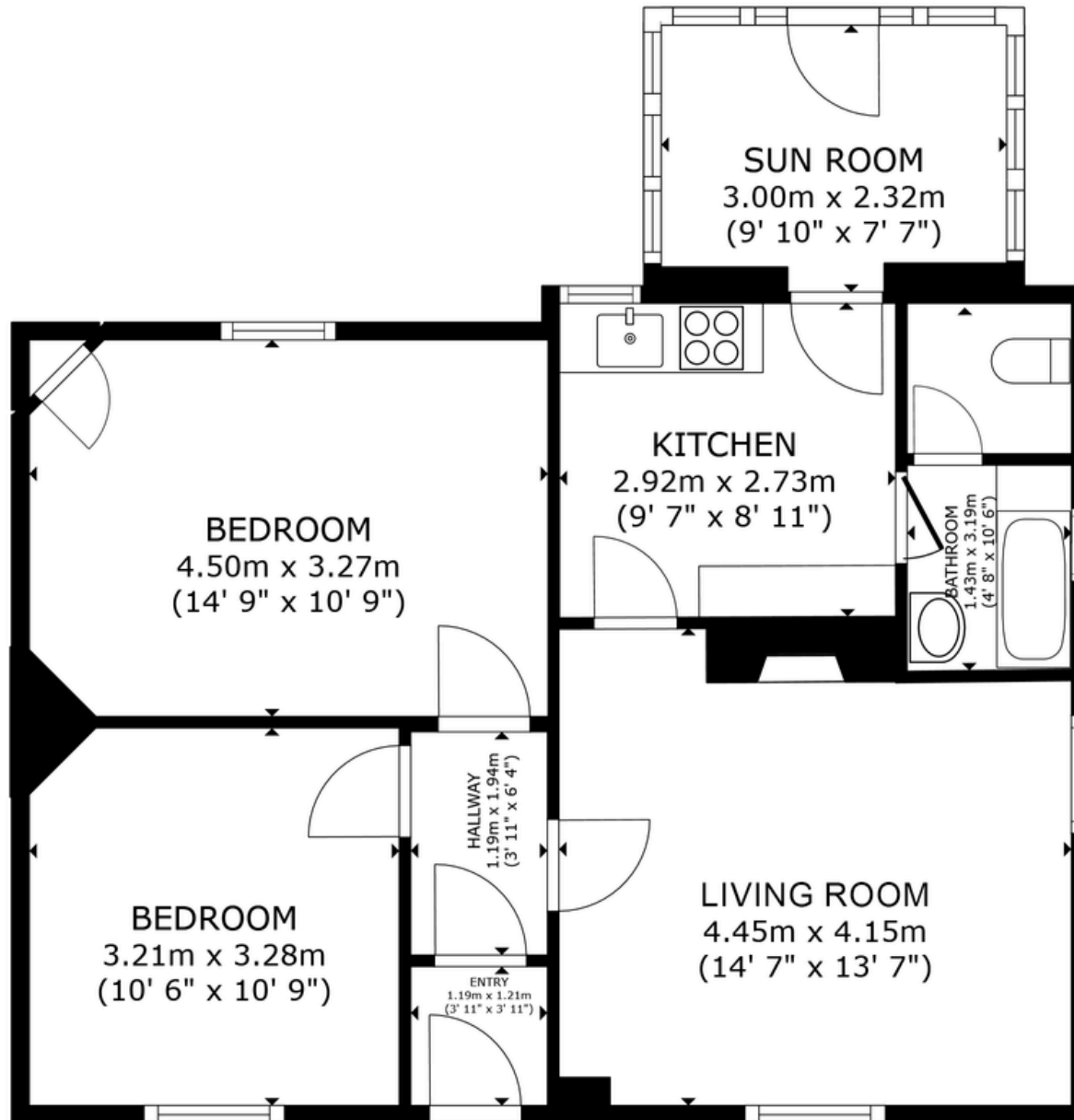
The living room boasts dual aspect windows and a traditional fireplace with open fire. A glass pane door provides access to the kitchen at the rear of the cottage. Off the kitchen is an extended rear porch, with single glazed windows and electric supply for white goods. A back door provides convenient access to the rear garden. The bathroom is currently situated off the kitchen and features a bath, white hand basin with underneath unit, towel rail and w.c.

Externally, the cottage features a large wrap around lawn with stonedyke wall to the front and stock proof fencing to the side and rear. There are numerous sheds located in the garden and at the back of the plot is a generous piece of amenity woodland, a natural habitat for a variety of wildlife. The cottage may lend itself to the possibility of an extension subject to necessary planning consents.

2 Dykecroft Cottages is situated in a beautiful area of South-West Scotland and offers a unique opportunity to live a peaceful and tranquil lifestyle, away from the hustle and bustle of citylife.







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 68.3 m² (736 sq.ft.)
 TOTAL : 68.3 m² (736 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Broadband: Standard

Services: 2 Dykecroft Cottages is serviced by private water supply, mains electricity, septic tank and electric storage heating. The septic tank is assumed to be shared and is not currently registered with SEPA however registration will be completed before sale. The tank is located at the track at the bottom of No.1 Dykecroft Cottages.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Scottish Borders Council, Newtown St Boswells, Melrose TD6 0SA. The house is in Council Tax Band B.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates—arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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