



2 Oliver Place, Newcastleton, TD9 0RF

Offers Over £175,000



2 Oliver Place, Newcastleton, TD9 0RF

- Three bedroom semi-detached house
- Generous double bedrooms
- Oil central heating
- Previously extended to provide additional living space
- Low maintenance outside space
- Pleasant cul-de-sac in the historic village of Newcastleton
- Front and rear garden with timber shed
- Driveway

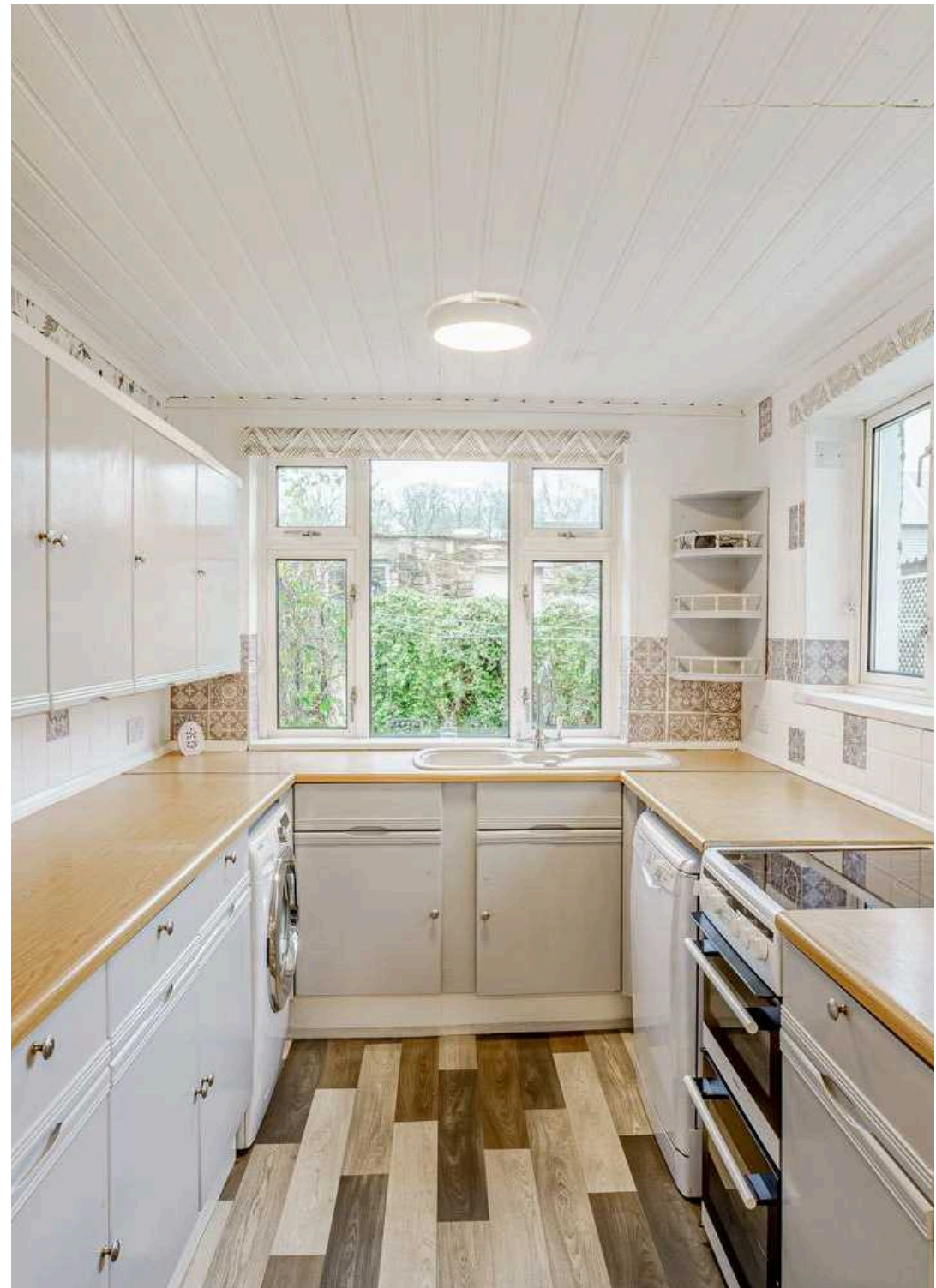
Three bedroom semi-detached house with oil central heating situated in the pleasant village of Newcastleton.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



2 Oliver Place is a spacious three bedroom semi-detached house situated in the desirable village of Newcastleton. The property has been extended historically, offering additional living space and larger kitchen. The property sits in a pleasant cul-de-sac and briefly comprises an entrance hallway, lounge, kitchen diner, second reception room or dining room, rear hallway, WC, three double bedrooms and family bathroom.

The Accommodation

The property is accessed through a side door into the main hallway with stairs immediately to the first floor and doors off to the living room and kitchen. The living room is a fantastic space, featuring two magnificent bay windows and plenty of space for family entertainment. The kitchen is fitted with an excellent range of floor and wall cabinets and includes ample space for a small dining table. The property had been extended historically to provide an additional reception room which makes for a lovely dining room benefiting from sliding patio doors to the rear patio and garden.

There is also a second hallway to the rear yard accessed via the kitchen, and there is a WC and storage cupboard on the ground level. To the first floor, there are three double bedrooms; two overlooking the front, to which one has built in storage, and the third to the rear which overlooks the garden area.



Each bedroom is adequately apportioned to take a double bed and freestanding furniture. The landing connects to a modern family shower room which is located to the rear of the property and features a WC, sink and walk in shower.

Externally, there is a driveway which will allow parking for two vehicles, and then there is a large shed with power supply. A small garden laid with loose stone is at the front. The rear garden offers an excellent outside space including a paved patio for outdoor dining. Parking on-street is also available. This is a rare opportunity to purchase such a quality semi-rural property in such a highly sought-after location.

Situation

2 Oliver Place is located in the pretty village of Newcastleton, which lies in the attractive Liddesdale 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 Three Words: household.headboard.studio



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: D

Broadband and Mobile : Standard Broadband (up to 50mb) and Good

Services: 2 Oliver Place is serviced by mains water, mains electricity, mains drainage and oil central heating. The boiler was replaced in the last 12 months.

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.

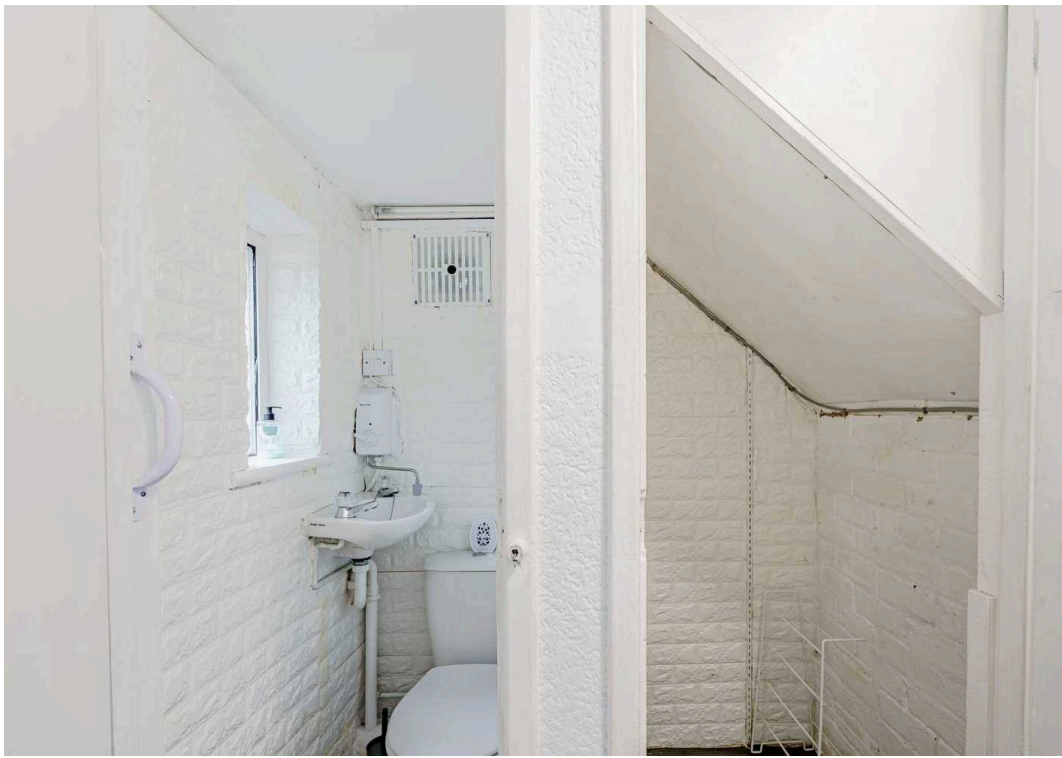
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Dumfries & Galloway Council, English Street, Dumfries, DG1 2DE. Tel: 03033 333000. The house is in Council Tax Band C.



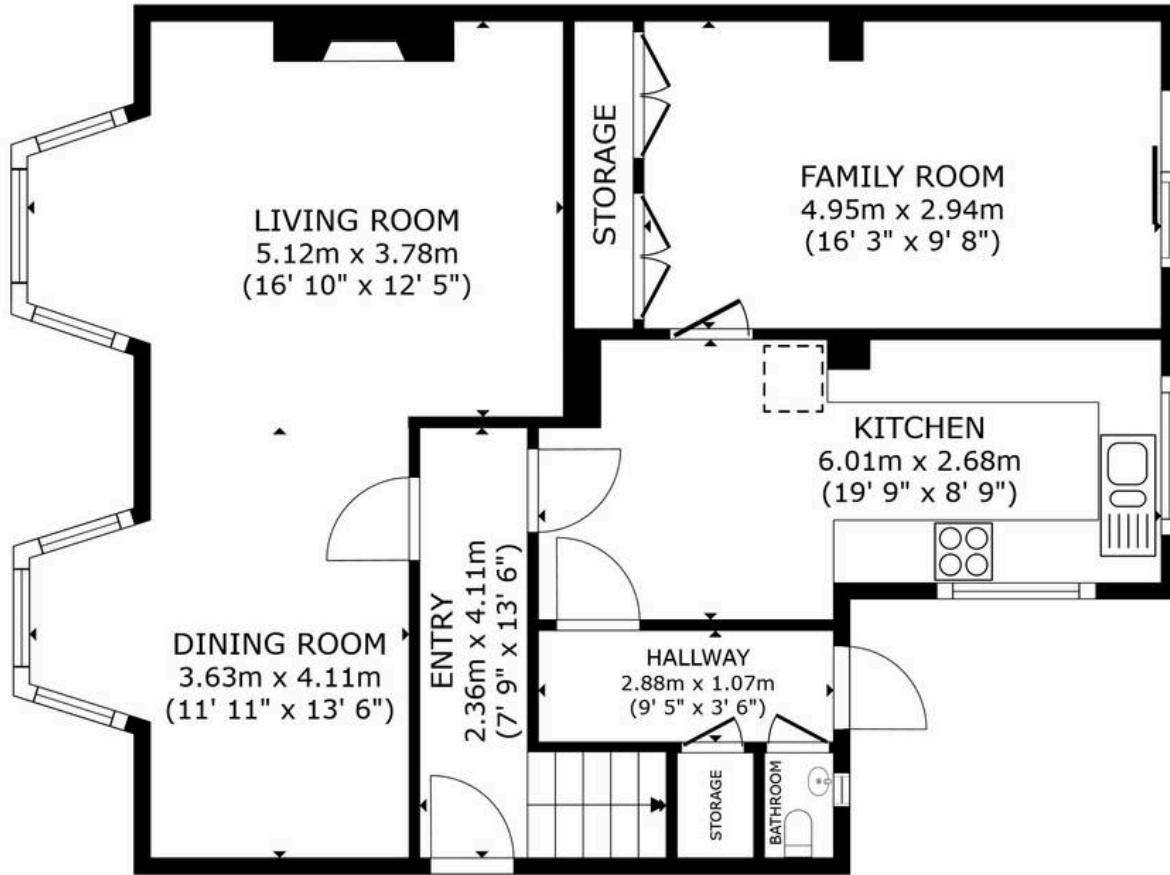




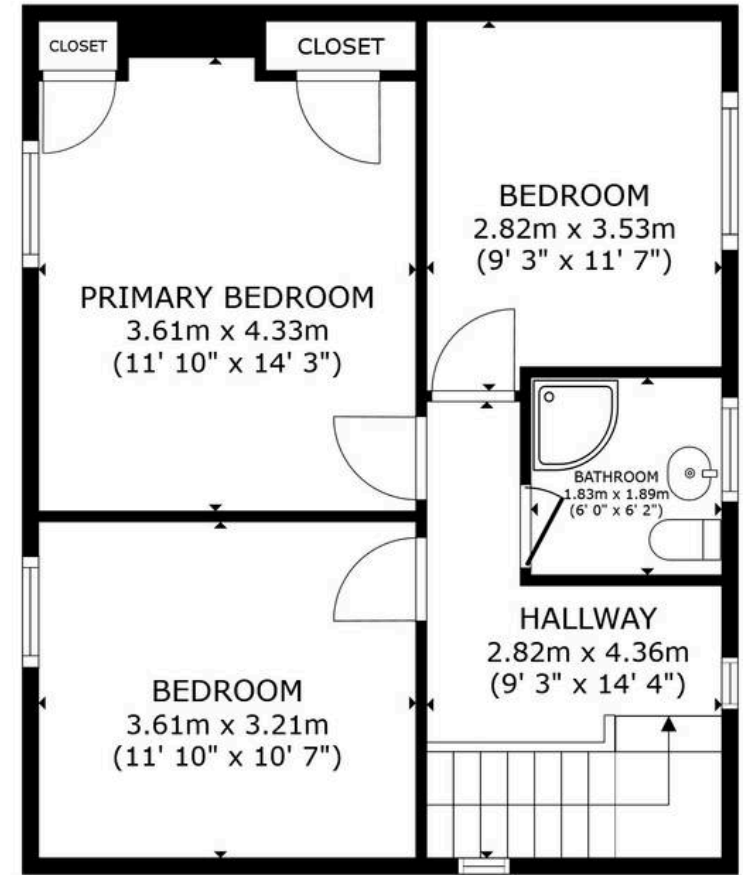








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 72.9 m² (785 sq.ft.) FLOOR 2 52.2 m² (562 sq.ft.)
 TOTAL : 125.1 m² (1,347 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.