

Rathgar, 4 High Street



## Rathgar

4 High Street, Kirk Yetholm, TD5 8PH

2 bed



1 public



1 bath



A Great Opportunity For Those In Search Of A Renovation Project. This Mid Terrace Property Offers Great Scope And Lots Of Potential.



Idyllically positioned in the charming village of Kirk Yetholm, Rathgar, 4 High Street, boasts an enviable location, set just off the village green and at the foot of Staerough Hill. This mid terrace property benefits from well proportioned accommodation while offering an exciting opportunity for those seeking a renovation project with great potential to create a really lovely family home. An attractive and private rear garden provides scope for further development. This cottage would be ideally suited for use as a main residence but equally could be used as a second home or holiday let.

#### LOCATION

The twin villages of Kirk Yetholm and Town Yetholm enjoy a thriving rural community situated at the end of the Pennine Way. There is an excellent range of services available locally including The Border Hotel at Kirk Yetholm and in nearby Town Yetholm a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall and playing fields. The nearest town is Kelso, which lies 8 miles away and has many quality shops and good facilities and is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location and an excellent area to bring up a family or escape the city to enjoy an easier pace of life.

#### HIGHLIGHTS

- Picturesque village with a good selection of amenities
- Rare and Exciting Renovation Project
- Peaceful position within desirable village
- Panoramic views over the adjoining countryside
- Nestled at the foot of Staerough Hill

#### ACCOMMODATION

Rathgar has a lovely feel and although it is now in need of modernisation and upgrades, it offers plenty of scope for a purchaser to make it their own. The property would be ideally suited to a developer, tradesman or those with previous experience in renovating older properties.

With a cosy lounge to the front, this room enjoys excellent levels of natural light from the dual aspect windows commanding outlooks over the surrounding countryside to the front and over the private garden to the rear. A beautiful, traditional fireplace provides a focal point to the room. The kitchen is well proportioned, positioned to the front of the property with a large picture window and with plenty of potential to redesign the layout.

Upstairs, two further double bedrooms are well proportioned, allowing

plenty of space for freestanding furnishing, with the family bathroom centrally located.

#### EXTERNAL

An enclosed area of garden lies to the rear of the property which gives access to a former stone built bothy. The gardens are in need of landscaping but do provide a sunny and private area with the bothy building offering plenty of scope.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating. Single and Double Glazing.

#### COUNCIL TAX

Band C

#### ENERGY EFFICIENCY

Band F

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

#### PRICE AND MARKETING POLICY

Offers Over £130,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto: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. 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.