

LEGAL  
HASTIN & S



## 3 Dow Brae

Town Yetholm, TD5 8SA





A remarkable detached bungalow, offering a blend of modern elegance and eco-conscious design, this architect built property showcases sophistication, which has been expertly designed with thoughtful layouts, spacious rooms and luxurious finishes.



### 3 DOW BRAE

Nestled in an elevated position, the bungalow enjoys scenic views towards Staerough hill and the surrounding countryside 3 Dow Brae has been expertly designed with eco-consciousness in mind. The property incorporates many sustainable features and energy efficient systems, such as under floor heating, ground source heat pump and photovoltaic solar panels, making it an environmentally friendly choice for families.

Internally, the layout makes the most of the breath-taking views, and provides a wonderful scenic backdrop for the double height open plan kitchen/dining/lounge the perfect spot for hosting and socialising with access to the gardens from both sides; it's a fantastic way to seamlessly integrate the beauty of the garden into the stylish interior of the home.

A generously sized plot allows for so much creativity in landscaping which has been utilised to its fullest. The combination of well-manicured lawns, vibrant flower borders and multiple patio areas offering a variety of spaces for relaxation and enjoyment. Ample parking and a double garage provide convenience and practicality, ensuring there's plenty of space for vehicles and storage.

### LOCATION

Town Yetholm has a thriving village community, with excellent local amenities located within the village including a village pub, primary school, post office, church, garage and petrol station, butcher and village store. The village is known for its societies and group activities, and has a well-used public hall staging events throughout the year. The neighbouring village to Town Yetholm is Kirk Yetholm (around 0.5 miles beyond Town Yetholm); situated at the end of the Pennine Way it is a haven for keen walkers. Kirk Yetholm also has a lovely village pub with thatched roof and traditional village green. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant and the main east coast station at Berwick is around a 20 minute drive with regular connections to and Edinburgh, Newcastle and London.

### HIGHLIGHTS

- Striking bespoke property
- Modern Eco Design
- Sympathetic Architecture
- Master En-Suite
- Immaculate Home Report
- Generous Wrap Around Gardens

### ACCOMMODATION SUMMARY

Entrance Hallway, Open plan Living/Dining/Kitchen, Utility Room, Plant Room, Outer Hallway, Sitting Room, Cloakroom with WC, Master Bedroom with En-suite, Dressing Room, Two Further Bedrooms, Family Bathroom

### SERVICES

Mains drainage, electricity, ground source heat pump with underfloor heating, double & triple glazing

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area approx.183m<sup>2</sup>

### COUNCIL TAX

Band G

### ENERGY EFFICIENCY

Rating B

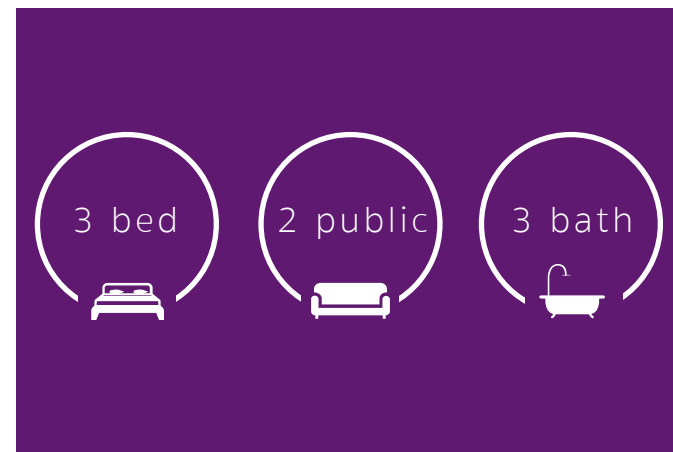
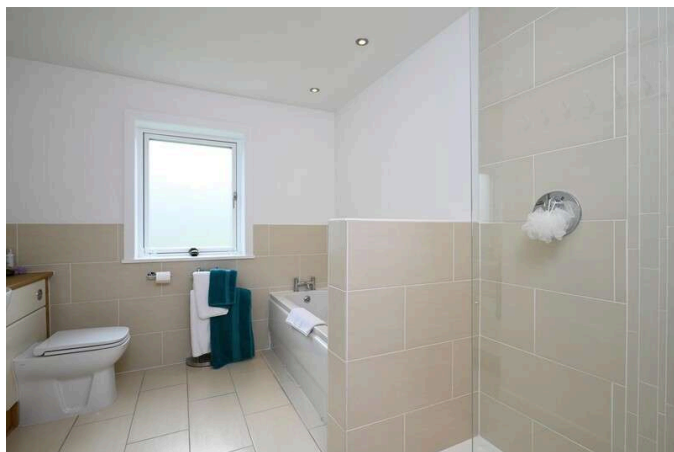
### VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £550,000 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](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.

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.





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