



3 Teviot Road

Offers Over £225,000

Roxburgh, TD5 8NE



3 bed

2 public

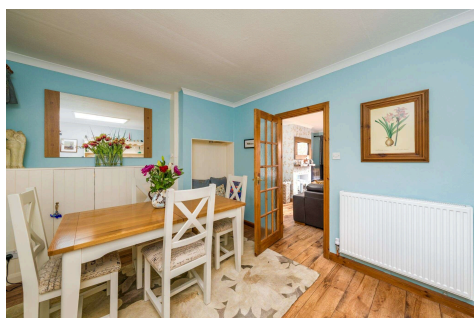
1 bath



A Cleverly Extended And Upgraded Semi Detached Property With A Number Of Eco Credentials, In A Picturesque Village Setting Close To Kelso

Entrance Hall, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Shower Room, Second Floor Sitting Room And Home Office. Detached Garage/Workshop And Outbuildings





Set within the very charming, picturesque village of Roxburgh, 3 Teviot Road is a recently modernised and upgraded semi detached property; occupying a superior plot with sizeable gardens perfect for the keen gardener or those seeking the space for a family home. The house benefits from recent investment and well considered eco upgrades which help to contribute to the impressive energy rating including air source heating, additional insulation and solar panels making this an easy to run low maintenance home.

Undoubtedly, one of the most impressive features are the gorgeous views over the Roxburgh Viaduct from the lounge, by contrast the outlook from the kitchen is a view of the large landscaped garden backing onto rolling fields.

Located just a few miles from Kelso, this traditional village settlement is a perfect location for those seeking a semi rural position whilst retaining easy access to all local amenities.

## LOCATION

The picturesque village of Roxburgh offers the benefits of country living whilst being within easy reach of the shops and other amenities in Kelso some four miles east. Kelso itself, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

## HIGHLIGHTS

- Picturesque village setting
- Attic conversion
- Energy efficient upgrades
- Large gardens
- Home working solutions
- Three double bedrooms
- Garage and multi car driveway

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Shower Room, Second Floor Sitting Room and Home Office. Detached Garage/Workshop and Outbuildings

## ACCOMMODATION

The property benefits from great natural light throughout with every room enjoying a super outlook. The lounge features a cosy log burning stove and connects directly to the front garden via patio doors. Extending towards the rear, the dining room is an ideal space for family gatherings and links to the modern, nicely upgraded kitchen beyond which offers great cupboard space and a super outlook over the large gardens. Three double bedrooms lie on the ground floor, each with a different aspect over the attractive gardens, with two of the rooms also benefiting from built in storage. Having been smartly modernised, the shower room is finished in contemporary style with a large walk in shower cubicle, fully tiled walls and flooring

The attic conversion of this property offers great flexibility; The staircase opens into a sizeable sitting room with a selection of velux windows to the rear; a peaceful and relaxing space suitable for a variety of uses with

a dedicated office extending off – a perfect space for home working.

## EXTERNAL

The property occupies a sizeable plot with very well tended gardens extending to the front and rear. The area to the front of the property commands a superb outlook towards Roxburgh viaduct. The large space to the rear incorporates neat areas of lawn, large paved patio and a covered pergola; a fantastic area for gardening enthusiasts or those seeking a family friendly environment. Open farmland extends beyond and ensures a lovely rural outlook. A multi car driveway extends to the side of the property and leads to the detached garage/workshop. Further useful outhouses are located within the rear garden.

## SERVICES

Mains water, electricity and drainage. Double glazing. Air source heating. Solar panels

## COUNCIL TAX

Band C

## ENERGY RATING

Rating B

## 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](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 £225,000 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.