

HASTIN^{LEGAL}&S

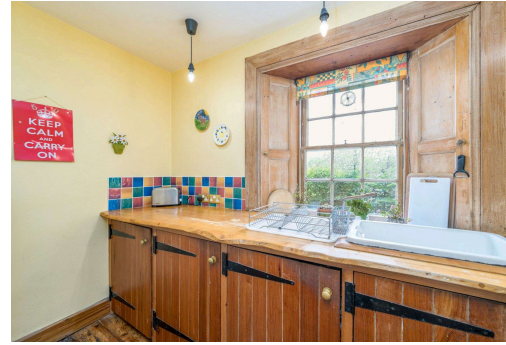


Blackrock House

Main Street, Morebottle

Offers Over £235,000





Offering flexible living across multiple levels, with two public rooms, three bedrooms, and two versatile attic rooms. A rare blend of period character and spacious accommodation in popular village location.



BLACKROCK HOUSE

This charming terraced home, constructed from traditional stone, is set in the heart of the picturesque village of Morebattle. The property offers flexible and spacious accommodation across multiple levels, comprising two inviting public rooms, two well-proportioned bedrooms, and two additional attic rooms, ideal for use as home offices, guest rooms, or creative spaces. Perfectly blending period features with versatile living, this is a rare opportunity to acquire a substantial family home in a sought-after rural location. Externally, there is off street parking to the front of the property.

LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghe. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. The Borders rail connection to Edinburgh is available from Tweedbank which is 21 miles distant while the main east coast station at Berwick is around a 25 miles distant with regular connections to Edinburgh, Newcastle and London.

HIGHLIGHTS

- Charming stone built terraced home
- Picturesque village location
- Flexible & Spacious layout
- Two well-proportioned bedrooms
- Master Ensuite

ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility, WC, Master Bedroom with En-Suite, Bedroom Two, Family Bathroom, Two Attic Rooms.

SERVICES

Mains water, private drainage to septic tank, oil fired central heating. Single glazing.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. 144m² or thereby.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating F

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 or requested by email 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 £235,000 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. 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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