

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Kirkstyle Cottage, Nr Kelso, TD5 8LE

**Guide Price £285,000**



Kirkstyle Cottage sits on its own just off the A698 between Jedburgh and Kelso, benefiting from quick and easy access to surrounding towns and villages, and enjoying a pleasant countryside setting. This 3 bedroom detached bungalow is set upon a generous plot of garden grounds which are well maintained and boast an excellent degree of privacy; all fully enclosed providing a safe environment for children and/or pets. The cottage itself offers well proportioned accommodation; in particular the breakfasting kitchen which creates a superb focal point, the cosy lounge with woodburning stove, and the pleasant conservatory which enjoys outlooks over the gardens. In addition there is a detached double garage and driveway ensuring there is ample private parking.



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Accommodation  
Entrance Hall  
Lounge with wood burning stove  
Conservatory  
Breakfasting Kitchen  
Three Bedrooms  
Bathroom

Oil fired central heating  
Double Glazing

Generous gardens surrounding  
Detached Double Garage  
Drive



### Location

The property occupies a picturesque rural location, just a short distance from the nearby town of Kelso but also within comfortable reach of nearby villages and Jedburgh via the A698. Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style town square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains water and electricity. Private drainage to a septic tank. Oil fired central heating. Double Glazing.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

D

### Entry

By mutual agreement

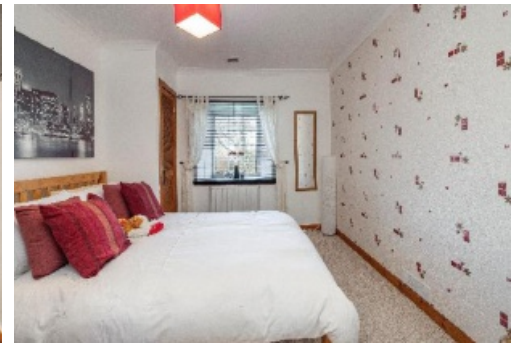


Interested in this property?  
**Call 01896 822796**

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Melrose, TD6 9PQ  
Phone: 01896 822796  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Kirkstyle Cottage, Nr Kelso, TD5 8LE**

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft  
Garage = 32.8 sq m / 353 sq ft  
Total = 140.7 sq m / 1514 sq ft

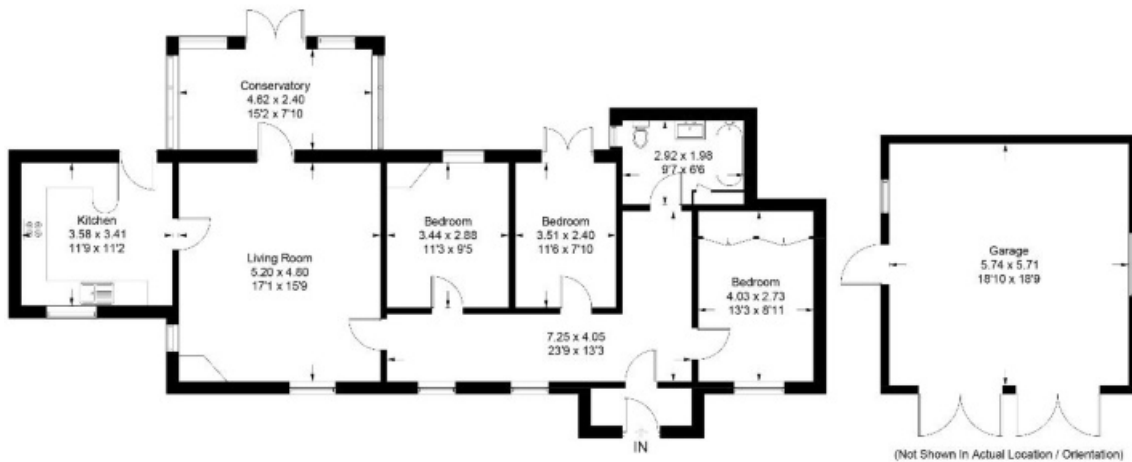


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1047182)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.