

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



11 Main Street, Heiton

TD5 8JR

Offers Over £235,000



Located within the lovely village of Heiton, this is a beautiful stone built cottage, built in 1863 and filled with a nice mix of original and modern features. The property is deceptively spacious and offers flexible and versatile accommodation that could be utilised in different ways. Boasting an abundance of features including stunning views towards The Cheviots from the front, a raised decking to the rear with fantastic views over the Tweed Valley, the most beautiful landscaped garden to the rear, six outbuildings and private parking. The accommodation comprises: Vestibule, hall, lounge, large dining kitchen, three bedrooms and bathroom. Viewing of this stunning property is absolutely essential in order to fully appreciate.



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Vestibule
Hall
Lounge
Dining Kitchen
Bathroom
Three Bedrooms

Oil Central Heating + Multi-Fuel Stove
Double Glazing

Large Garden
Six Outbuildings
Greenhouse
Private Parking



Location

Heiton is a small village located about 3 miles west of the historic town of Kelso. Nestled in a picturesque rural setting, it is conveniently close to numerous neighbouring towns and villages. Kelso, one of the most charming towns in the Scottish Borders, sits at the junction of the Tweed and Teviot rivers, with its centrepiece being the Flemish-style town square. The town offers excellent shopping, educational, and recreational facilities, including Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls, and Fishing. The Waverley rail link, which runs from Edinburgh to Tweedbank, allows for quick and easy access to Edinburgh city centre and is about a 30-minute drive away. Kelso is well-connected to other parts of the Borders and is situated approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed with its mainline railway station, and 70 miles north of Newcastle Upon Tyne.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, curtains and blinds, light fittings, kitchen fittings and bathroom fittings. Moveables under separate negotiation.

Services

Mains drainage, water and electricity. Oil central heating, multi-fuel stove, double glazing.

EPC

E

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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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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11 Main Street, Heiton

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID 1084053)

Full members of:



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.