

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Braeview, 1 Teapot Bank, Morebattle, TD5 8QF**

**Guide Price £300,000**



Braeview benefits from a lovely corner position in a small quiet cul de sac in the sought after village of Morebattle, within comfortable reach of the main street and the nearby primary school. The property opens out to provide a very spacious level of accommodation; enjoying the advantage of two public rooms in addition to a spacious dining kitchen which creates a superb focal point. There are four comfortably sized bedrooms; two of which are en-suite, and there is a well appointed bathroom. The property has been well kept and maintained by the present owner, ensuring it is ready to move into, but with scope to improve to ones own taste as desired. Outside, there are well tended gardens to the front, side and rear which enjoy a very good degree of privacy whilst a drive provides convenient private parking.





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Accommodation:

Entrance Hall  
Lounge  
Sitting Room  
Dining Kitchen  
Utility Room  
Four Bedrooms (2 en-suite)  
Bathroom

Oil fired central heating  
Double Glazing

Well tended gardens surrounding the property  
Driveway





### Location

Morebattle is an attractive rural village lying around 7 miles south of the Abbey town of Kelso, beside the River Kale. The village has a community shop which also acts as a social hub for the village along with a coffee shop, an outreach Post Office, Village Hall, Church, and the excellent Templehall Hotel, providing everyday amenities with a wider range of shops available in Kelso. Morebattle has its own primary school with secondary schooling available at nearby Kelso High School. The village is also positioned close to the Cheviots and the popular St Cuthbert's way; perfect for those within an interest in walking and countryside pursuits. The Waverley rail link from Tweedbank to Edinburgh can be reached in around 30 minutes from Morebattle and many surrounding towns and villages are all close by.

### Fixtures & Fittings

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

### Services

Mains water, drainage, and electricity. Double Glazing. Oil Fired Central Heating.

### EPC

D

### Council Tax Band

tbc

### Viewing

By appointment with the Selling Agent.

### Entry

By mutual agreement.





Interested in this property?  
**Call 01573 400399**

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Kelso, TD5 7HL  
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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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Melrose, Tel 01896 822 796  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 155.7 sq m / 1676 sq ft

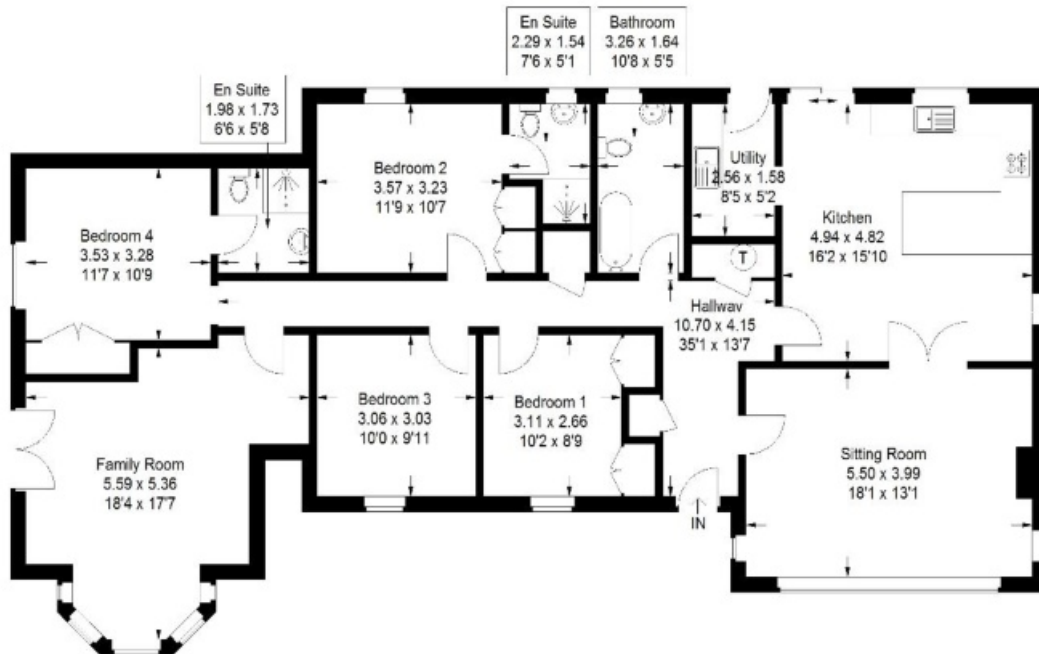


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082364)

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.