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Bennachie, 3 Dean Brae, Sprouston

Guide Price £400,000



Located within the sought-after village of Sprouston, just two miles from Kelso, Bennachie is a fantastic detached bungalow in a quiet area. Presented in immaculate order throughout, the property offers well-proportioned accommodation, all on one level. Boasting an abundance of attractive and additional features including an extremely spacious dining kitchen, master bedroom with en-suite shower room, bathroom with separate shower, beautiful landscaped garden, detached garage with electric door & room above and a large drive. Early viewing of this lovely property is recommended to avoid disappointment and to fully appreciate.



Bennachie, 3 Dean Brae, Sprouston

TD5 8HE

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Hall
Sitting Room
Dining Kitchen
Master Bedroom with En-Suite Shower Room
Three Bedrooms
Bathroom with Separate Shower

LPG Gas Central Heating Double Glazing Solar Panels

Beautiful Landscaped Garden
Detached Garage with Room Above
Drive





Location

Sprouston is a sought-after small village located around 2 miles north east of Kelso and has its own primary school and church. 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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and LPG gas. LPG gas central heating, double glazing, solar panels.

EPC

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Council Tax Band

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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













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Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

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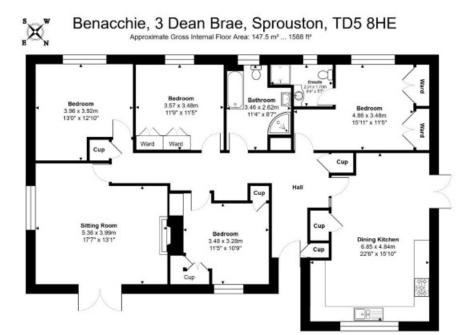












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measure This plan is for illustrative purposes only and should be used as such by any prospective purchaser or oms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. ns and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

Full members of:









