

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Linton Burnfoot Cottages, Morebattle, TD5 8AG

Guide Price £165,000



Occupying a lovely rural setting just outside the popular Borders village of Morebattle, this terraced cottage is ideally suited to those seeking a more peaceful way of life yet is well placed for access to routes around and outwith the area. Set on a slightly elevated plot it enjoys lovely open views towards the surrounding countryside looking out from the front of the property but also from the top of the garden at the rear. The property itself provides comfortably proportioned accommodation and, although a degree of modernisation is required, it offers superb potential to improve to ones own taste. The gardens, which are positioned to the front and rear, are of a good size and enjoy an excellent degree of privacy whilst off street parking is also provided to the rear.



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Ground Floor:
Entrance Hall
Lounge
Kitchen
Bedroom/Dining Room

First Floor:
Two Double Bedrooms
Bathroom

Good sized gardens to front & rear
Off road parking



Location

The property occupies a picturesque rural location, just a short distance from Morebattle which is an attractive rural village lying around seven miles south of the Abbey town of Kelso, beside the River Kale. The village has a grocer's shop, an Outreach Post Office, Village Hall, Church and the excellent Templehall Hotel, providing everyday amenities with a wider range of shops available in nearby Kelso. Morebattle has its own Primary School with secondary schooling available at Kelso High School. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes by car from Morebattle.

Fixtures & Fittings

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

Services

Mains electricity and water. Private drainage to septic tank. Hot water provided by the stove in the sitting room and via an electric immersion heater.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

C

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
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Approximate Gross Internal Area = 86 sq m / 926 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131149)

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.