

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 The Yett, Kirk Yetholm

TD5 8PL

Guide Price £280,000



Situated at the foot of the Cheviot Hills, set amidst stunning scenery, this is a well-proportioned semi-detached property in a sought-after area. Presented in very good order throughout, the property boasts a bright lounge with patio doors leading to the garden, modern kitchen/dining room, utility room, double bedroom and shower room on the ground floor. On the first floor there are two further double bedrooms and a second shower room. Externally, there are areas of garden to the front, side and rear, summerhouse, garage with electric door and a double drive. Early viewing recommended in order to fully appreciate all that this lovely house has to offer.



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GROUND FLOOR:

Vestibule
Hall
Lounge
Kitchen/Dining Room
Utility Room
Double Bedroom
Shower Room

FIRST FLOOR:

Two Double Bedrooms
Shower Room

Oil Fired Central Heating
Double Glazing

Garden
Summerhouse
Garage with Electric Door
Double Drive



Location

The property is situated in the quiet village of Kirk Yetholm which is some 7 miles distant from the nearby Abbey town of Kelso. The village itself is at the end of the Pennine Way and, as such, is a popular spot for walkers with the Border Hotel just a stone's throw from the property serving quality local fayre. Just over the bridge in Town Yetholm there is a well-stocked village shop incorporating a post office, a butchers, garage and The Plough Hotel, also serving quality food. Nearby 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 supermarkets, town centre shops, and a monthly farmers market held in The Square. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed and 70 miles north of Newcastle-Upon-Tyne.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

EPC

D

Council Tax Band

E

Viewing

Strictly 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

Also At:
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Langholm, Tel 013873 80482
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Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft

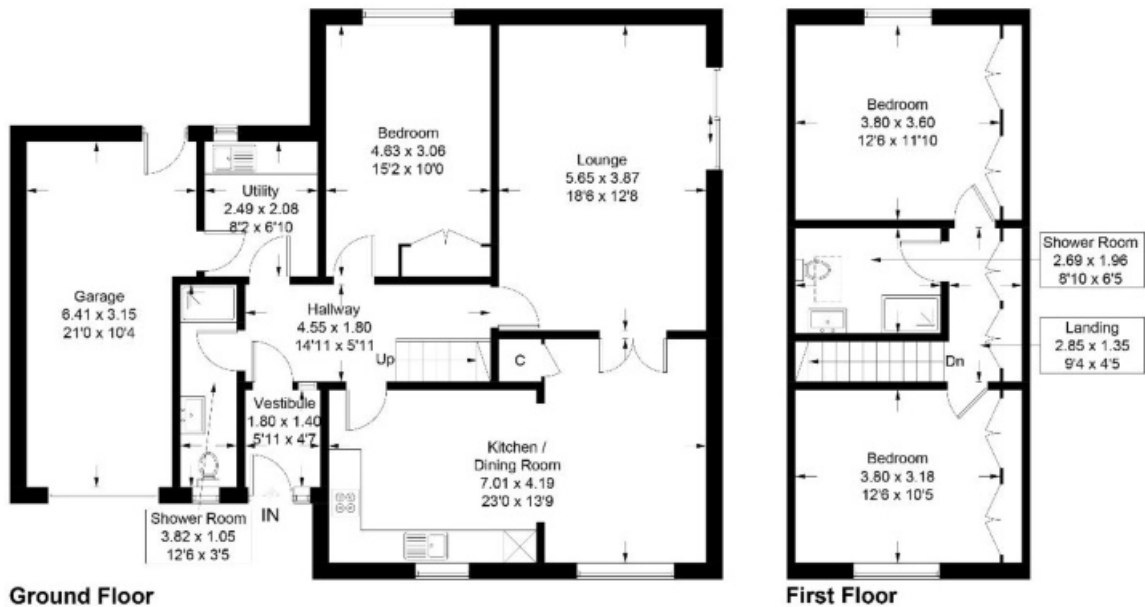


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1150502)

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.