

Kelso

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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Ferneyhill Toll, Ferneyhill, Kelso, TD5 7SU

Guide Price £265,000



Ferneyhill Toll is an attractive detached lodge house located on the outskirts of Kelso, enjoying a private setting which benefits from open outlooks out over Kelso race course, golf course, and beyond. It is set on a generous plot which provides good sized enclosed gardens predominantly to the rear, including three stables, plus tack room, which could be used for a variety of purposes. Internally, the layout is surprisingly well proportioned and versatile, boasting two public rooms in addition to a dining kitchen, two double bedrooms and a spacious bathroom with freestanding bath and separate shower enclosure. The gardens are fully enclosed providing a safe environment whilst a car port provides convenient off street parking.



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Ground Floor:

Vestibule
Entrance hall
Lounge
Sitting Room with patio doors to the garden
Dining Kitchen
Double Bedroom
Bathroom

First Floor:

Double Bedroom

Gas Central Heating
Double Glazing

Enclosed Garden
Three Stables plus tack room
Outbuildings
Car Port



Location

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, golf, swimming, tennis, cricket, bowls and fishing. In addition, there are excellent primary school options as well as a state of the modern secondary school. Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

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

Services

Septic Tank, water, electricity and gas. Double glazing. Gas central heating.

EPC

E

Council Tax Band

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

43 The Square,
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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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft

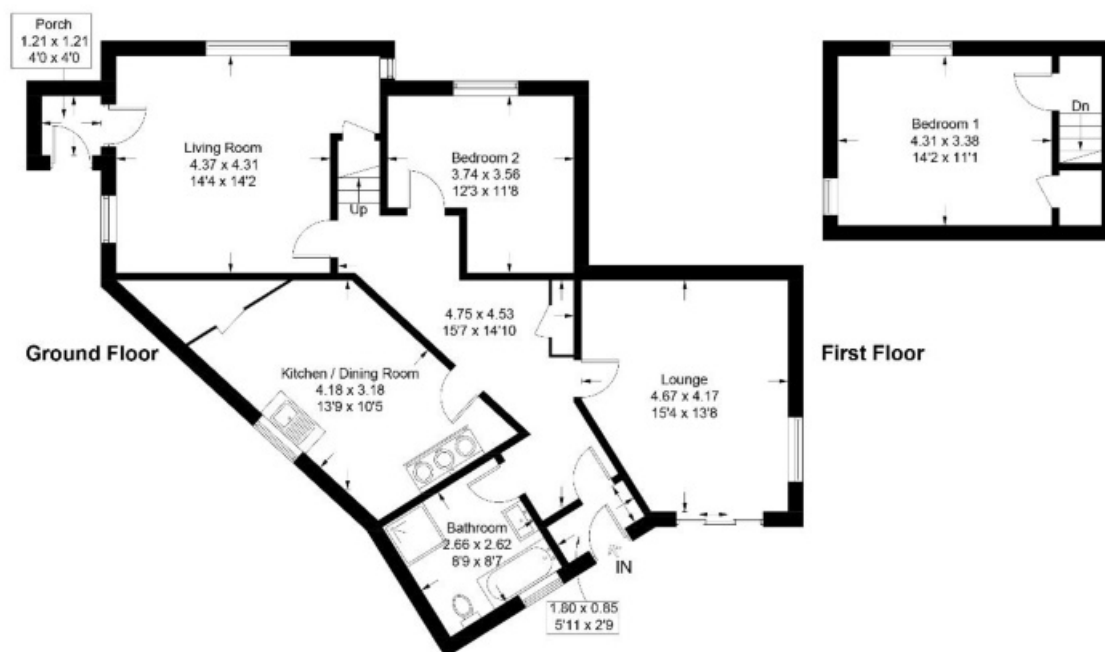


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167429)

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