

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 4 Cliftonhill Farm Cottages, Ednam, Kelso, TD5 7QE

**Guide Price £185,000**



Close to the picturesque village of Ednam, 4 Cliftonhill Farm Cottages is a charming three bed terraced cottage offering a perfect blend of character and modern living. The south-facing property offers a peaceful and convenient lifestyle in a beautiful rural setting, boasting stunning views of the Cheviot Hills to the front and Hume Castle to the rear. The highly regarded Ednam Primary School is just a short walk away, making this the ideal property for a family. The cottage is maintained to a high standard throughout and benefits from photovoltaic panels supplying electricity, hot water and a guaranteed index-linked income for the next 11 years. There are spacious garden grounds to both the front and the rear, providing ample outdoor space for relaxation and enjoyment. A shared driveway provides off-road parking for one car which, together with convenient on-street parking at the front of the property, adds to the practicality of this charming cottage. Early viewing is recommended to avoid disappointment.





# 4 Cliftonhill Farm Cottages, Ednam, Kelso, TD5 7QE

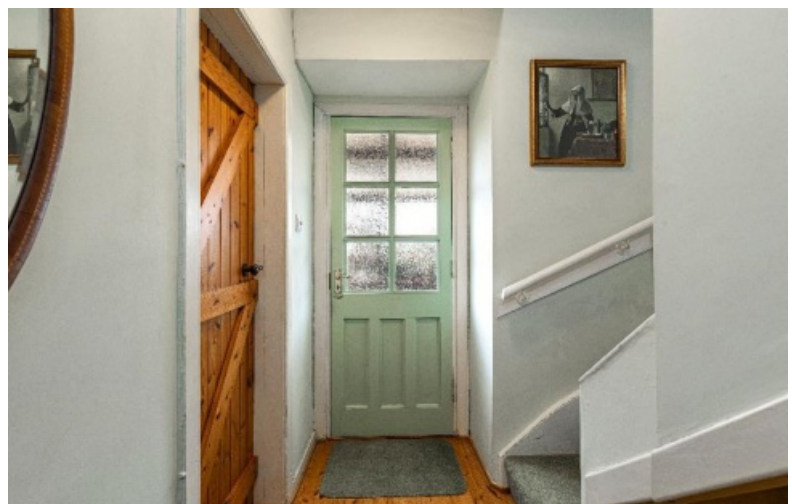
**Guide Price £185,000**

Ground Floor:  
Entrance Porch  
Hall  
Lounge  
Dining Kitchen  
WC / Utility Room

First Floor:  
Three Double Bedrooms  
Shower Room

Gas Central Heating  
Solar Panels  
Double Glazing

Front & Rear Garden  
Shared Driveway  
On-Street Parking





### 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, Rugby, Tennis, Cricket, Bowls and Fishing. 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 Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

### EPC

B

### Council Tax Band

C

### Viewing

By appointment with the Selling Agent

### Entry

By mutual agreement





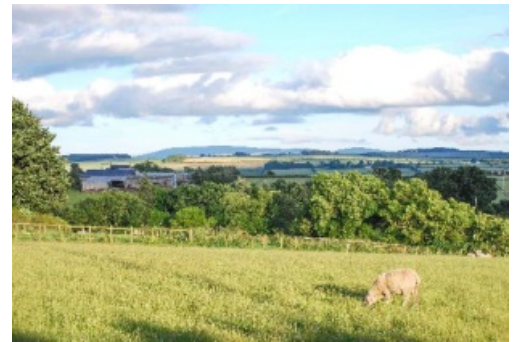
**Interested in this property?**  
**Call 01573 400399**

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

Also At:

|             |                       |
|-------------|-----------------------|
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| Jedburgh,   | Tel 01835 863 202     |
| Hawick,     | Tel 01450 3723 36     |
| Kelso,      | Tel 01573 400 399     |
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| Peebles,    | Tel 01721 723 999     |
| Selkirk,    | Tel 01750 723 868     |
| Langholm,   | Tel 013873 80482      |
| Annan,      | Tel 01461 202 866/867 |



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Approximate Gross Internal Area = 100 sq m / 1076 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179296)

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.