

Kelso

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Craig Cottage, Town Yetholm, TD5 8RG

Guide Price £260,000



This charming terraced cottage is nestled in the picturesque village of Town Yetholm, offering a surprisingly spacious layout that combines comfort and functionality. The inviting lounge features a cosy wood burner, perfect for relaxing evenings, while the versatile downstairs bedroom/study provides flexibility. The well planned kitchen, complete with patio doors leading to a lovely enclosed private garden, is ideal for entertaining and benefits from a large walk-in pantry. Upstairs, you will find two generously sized bedrooms, one with superb storage provided by fitted wardrobes, and a well-appointed bathroom, ensuring ample space for family or guests. The garden is one of the most notable features, highlighted by an original well, offering a tranquil retreat, while the large detached garage/workshop, currently utilised as a studio, presents endless possibilities for hobbies or additional storage. With stunning open views of the surrounding countryside, this cottage is a perfect blend of rural charm and modern convenience, making it an exceptional opportunity for your next home.



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Ground Floor:
Entrance Hall
Lounge with wood burner
Dining Room
Modern kitchen with walk-in pantry
Utility/Downstairs WC
Third Bedroom/Study

First Floor:
Two Double Bedrooms
Bathroom

Oil fired central heating system
Double Glazing

Enclosed Garden
Detached Studio/Garage



Location

The rural village of Town Yetholm is situated around 7 miles from Kelso, and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, hotel, garage, butcher and general store. There are numerous village societies and group activities, with three well used public hall venues. Secondary education and a wider range of shopping facilities are available in Kelso. The area has lots to offer for those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots. Edinburgh and Newcastle can both be reached in around an hour.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Double Glazing. Oil fired central heating.

EPC

D

Council Tax Band

C

Viewings

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
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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



Craig Cottage, High Street, Town Yetholm, TD5 8RG

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (1182472)

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.