

Kelso

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1 Stichill Eastfield Farm Cottages, Kelso

TD5 7QZ

Offers Over £150,000



1 Stichill Eastfield Farm Cottages is a spacious, stone-built two-bedroom end-terraced cottage, beautifully refurbished by the current owner to a high standard and perfectly positioned in a peaceful rural setting just a few minutes' drive from Kelso. Offering a warm and welcoming feel throughout, the property features a cosy lounge with wood burner, generous dining kitchen, two good-sized double bedrooms and a stylish shower room. Enjoying stunning open views from every window, it also benefits from planning permission to extend the ground floor to add a utility room, WC and rear door, if desired. With ample private parking for several vehicles and a lovely front garden, this is an ideal countryside retreat and viewing is essential in order to fully appreciate.



1 Stichill Eastfield Farm Cottages, Kelso

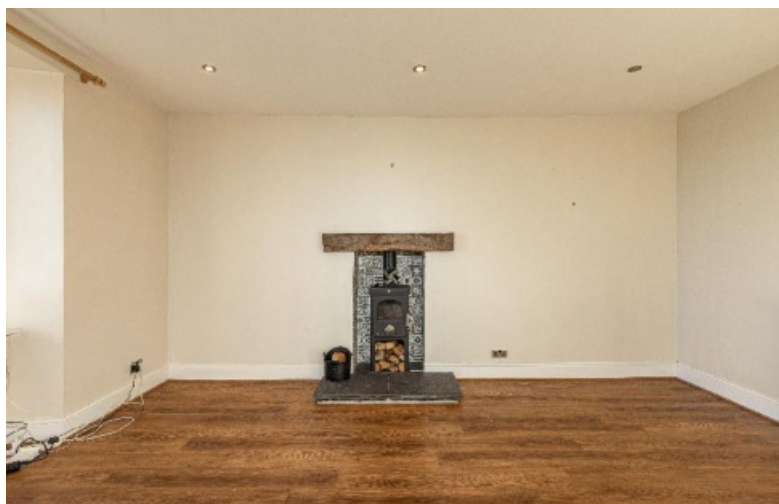
TD5 7QZ

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Hall
Lounge
Dining Kitchen
Two Double Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Garden
Private 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, Ice Skating, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon Tweed and 70 miles north of Newcastle-Upon-Tyne. The Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

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

E

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



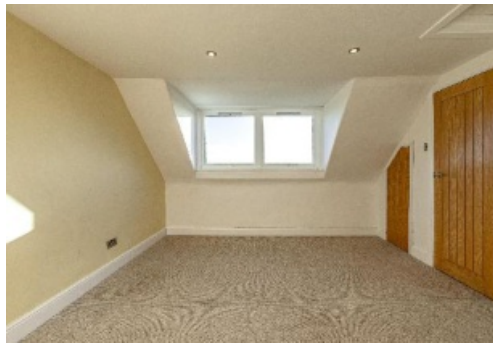
**Interested in this property?
Call 01573 400399**

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 94.5 sq m / 1017 sq ft

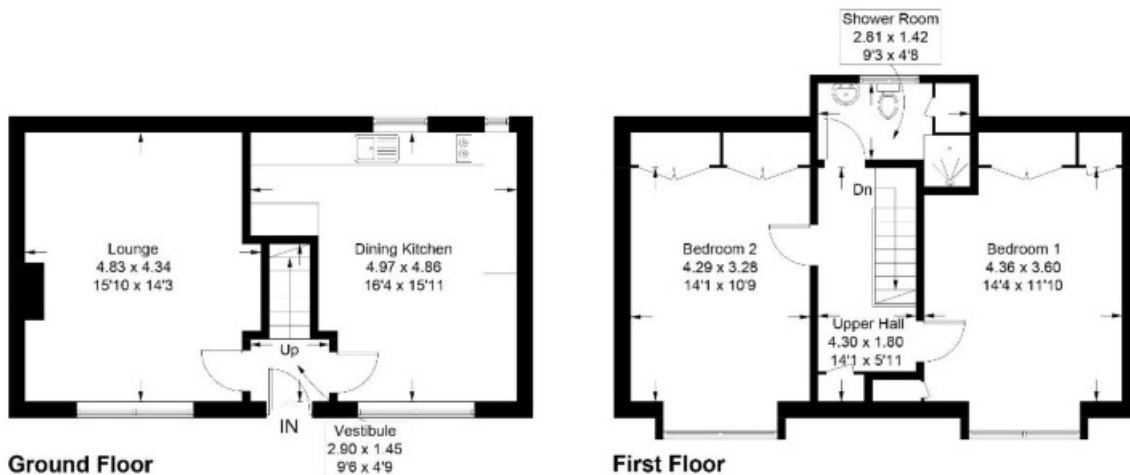


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258436)

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.