

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Kale View, Main Street, Morebattle, Kelso, TD5 8QQ

Offers In The Region Of £220.000



Situated in the heart of the charming village of Morebattle, this mid-terraced cottage offers a fantastic opportunity for those looking to restore and modernise a property full of character. While the property is in need of modernisation, it retains many of its original features, offering a unique historical touch. The accommodation is spacious and versatile, providing a blank canvas for renovation to suit modern living. The mature garden grounds to the rear offer a tranquil space to enjoy, with plenty of potential for landscaping, gardening, or outdoor entertaining. A useful workshop is also included, ideal for hobbies or additional storage. With its fantastic potential and desirable location, this property would make a wonderful home or investment. Early viewing is highly recommended to fully appreciate the possibilities this property has to offer.



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Ground Floor:
Entrance Vestibule
Hall
Lounge
Dining Room
Cloakroom
Shower Room
Kitchen
Utility Room/Wash Room
Further Hallway (separate access from the street)

First Floor:
Landing
Sun Room
Three Bedrooms
Bathroom

Oil Fired Central Heating
Single/Secondary Glazing

Rear Garden
Workshop
Off-Street Parking



Location

Morebottle is a picturesque rural village located approximately 7 miles south of the historic town of Kelso, beside the scenic River Kale. The village offers a welcoming community atmosphere with a shop that doubles as a social hub, alongside a coffee shop, an outreach Post Office, the Village Hall, a Church and the renowned Templehall Hotel. These local amenities are complemented by a wider range of shops and services in nearby Kelso. Morebottle boasts its own primary school, with secondary education provided at the nearby Kelso High School. The village is also ideally situated close to the Cheviots and the popular St Cuthbert's Way, making it a perfect base for those with an interest in walking and countryside pursuits. For travel, the Waverley Rail Link from Tweedbank to Edinburgh is just a 30-minute drive away, providing easy access to the city, while many surrounding towns and villages are within easy reach.

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.
Single/Secondary Glazing. Oil Fired Central Heating

EPC

E

Council Tax Band

D

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Kale View, Main Street, Morebattle

Approximate Gross Internal Area = 165.0 sq m / 1776 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258398)

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.