

Kelso

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SOLICITORS & ESTATE AGENTS

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2 Scotts Buildings, Main Street, Reston

TD14 5JS

Guide Price £295,000



2 Scotts Buildings is an extremely attractive property which enjoys a lovely sunny south facing aspect, centrally located in the popular village of Reston, with all amenities and facilities just a short distance on foot. The property opens out to provide a spacious layout with several improvements undertaken by the present owner such as the installation of solar panels and an air source heat pump heating system; creating efficient and easily managed accommodation. It is presented throughout in excellent order; ideally suited to those searching a comfortable family home which is ready to move into, with the main focal point being the generous dining kitchen/family to the rear which is perfect for entertaining and opens out onto the rear garden. All three bedrooms are generous in size whilst the main bathroom is modern and well appointed. Outside, the private walled rear garden is enclosed and planned for easy upkeep and enjoys uninterrupted views over the surrounding countryside and benefits from sun most of the day. There is a further area of garden to the front and a drive, complete with electric car charging point, which provides convenient off street parking.



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Ground Floor:
Entrance Hall
Lounge with open fire
Dining Kitchen
Downstairs WC

First Floor:
Three Bedrooms
Bathroom

Gardens to front & rear
Outhouse
Outside tap
Drive



Location

The popular village of Reston lies approximately 10 miles north of Berwick Upon Tweed and has a population of around 500. The village has good local amenities including primary schooling, post office, village shop and park. Ideally located for access both north and south via the A1 and the east coast rail line travels along the western edge of the edge of the village with a station offering regular connections. The Berwickshire Coast is easily accessible, only four miles from Reston where there are fantastic beaches and the marine and coastal reserve at St Abb's Head. There are also various activities including scuba diving, sailing and sea fishing.

Fixtures & Fittings

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

Services

Mains drainage, water, and electricity. Air source heat pump. Double glazing. Solar panels.

EPC Rating

C

Council Tax Band

C

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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



2 Scotts Buildings, Main Street, Reston

Approximate Gross Internal Area
116.6 sq m / 1255 sq ft



Illustration for identification purposes only, measurements are approximate,
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