

Kelso

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8 Cliftonhill Farm Cottages, Ednam

Kelso, TD5 7QE

Guide Price £130,000



8 Cliftonhill Farm Cottages, is an attractive mid-terraced home located in the peaceful and sought-after village of Ednam, commanding beautiful uninterrupted views over the surrounding countryside. Located just a short drive from the charming Abbey Town of Kelso, this property is conveniently located to a range of excellent local amenities, whilst offering a tranquil setting for everyday living. Although the property would benefit from some modernisation, it presents a fantastic opportunity to those searching for a property on which they can make their own mark. Externally, there are garden ground to the front and rear. Additionally, an area of land comes with the property, offering the potential for a garage, subject to planning consents. On-street parking is available. Viewing recommended.



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Ground Floor:
Entrance Porch
Hall
Lounge
Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Double Glazing

Front and Rear Garden
On-Street Parking

Area of land with the scope to build a garage, subject to planning consents



Location

Ednam is a popular village which lies around 2 miles distant from the town of Kelso. It has a well-regarded primary school and village hall, centred around which is a good community spirit, in addition to a post office facility. Nearby 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 shopping, educational and recreational facilities, the latter including National Hunt Racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. Ednam also benefits from being situated on a main bus route making Kelso easily accessible.

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

D

Council Tax Band

C

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:
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Jedburgh, Tel 01835 863 202
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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



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Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1182569)

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.