

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Cleveland Cottage

Main Street, Maxton, TD6 0RL

**Offers Over £185,000**



\*\*\* £15,000 BELOW HOME REPORT VALUE \*\*\* Cleveland Cottage is an attractive end terraced property which sits in the heart of the small village of Maxton, enjoying a peaceful setting, well positioned for travel to routes outwith the village. With the original property believed to date back to the early 1700's, it boasts a very comfortably proportioned layout, featuring a generous lounge with wood burning stove, a well equipped kitchen, two particularly spacious double bedrooms and a well appointed bathroom. It is presented onto the market in good order; providing an easily maintained property which is ready to move into, yet still has scope to improve to ones own taste if desired. Of particular note is the large enclosed garden to the rear which is ideal for children and/or pets and provides a lovely spot to relax. There is also ample parking on street outside the property.



# Cleveland Cottage

Main Street, Maxton, TD6 0RL

**Offers Over £185,000**

Ground Floor:  
Entrance Hall  
Lounge  
Kitchen  
Rear Porch  
Bathroom

First Floor:  
Two Double Bedrooms

Gas Central Heating  
Double Glazing

Enclosed rear garden



**Location:**

Maxton is a small village which lies on the St Cuthbert's Way, 1.5 miles off the A68, one of the major trunk routes into the Borders, giving easy access both north and south bound. Facilities are provided in the nearby conservation village of St Boswells, where there can also be found a good variety of social and sporting activities including a cricket pitch, tennis courts and a picturesque golf course running alongside the River Tweed. Many of the major employers within the region are close at hand, for example the Borders General Hospital near Melrose, the Scottish Borders Council HQ at Newtown St Boswells, and the pensions agency at Tweedbank. Principal towns such as Kelso and Galashiels both just a 15 minute drive away whilst the railway terminus at Tweedbank can be reached in around 10 minutes.

**Fixtures & Fittings:**

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

**Services:**

Mains drainage, water, and electricity. Gas central heating.

**EPC Rating:**

D

**Council Tax Band**

C

**Viewings:**

By Appoint with the Selling Agent



## Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@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      |



### Cleveland Cottage, Main Street, Maxton, TD6 0RL

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

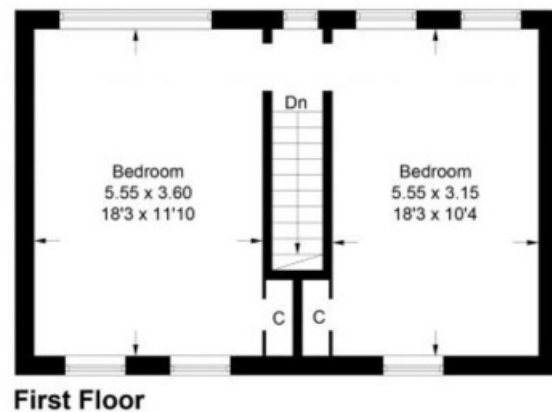
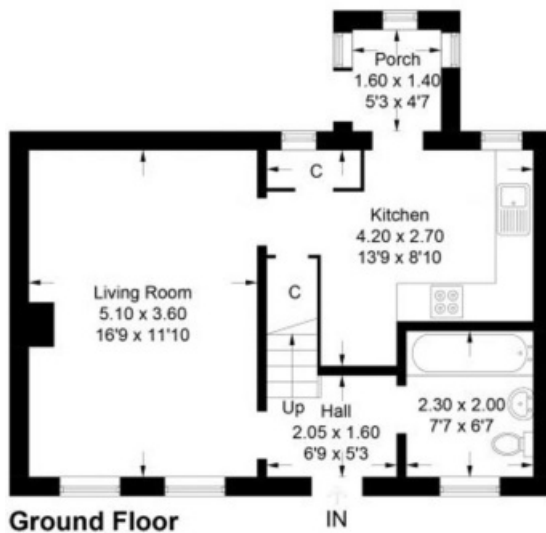


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257954)

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.