

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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51 Main Street, Heiton, Kelso, TD5 8JR

Guide Price £225,000



Situated within the charming and peaceful village of Heiton, this appealing property occupies a generous plot and comprises a detached bungalow together with a substantial workshop, offering excellent flexibility and exciting potential. The bungalow provides well-proportioned accommodation, including an entrance vestibule leading into a central hallway, a bright and comfortable lounge, kitchen, two bedrooms, both with ample storage space, and a bathroom. A particular feature of the property is its exceptional outlook, with far-reaching views across the surrounding countryside, creating a wonderful tranquil setting. While the bungalow would benefit from a degree of modernisation, it presents an excellent opportunity for purchasers to upgrade and personalise to their own taste. Externally, the property is set within generous garden grounds, offering scope for landscaping or further enhancement. The large detached workshop is a significant asset, ideal for a range of uses including hobbies, storage or potential development (subject to the necessary consents). The property further benefits from private off-street parking. This is a rare opportunity to acquire a property with such potential in a desirable rural location. Viewing is highly recommended to fully appreciate the setting, outlook and possibilities on offer.



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Accommodation:
Entrance Vestibule
Hall
Lounge
Kitchen
Two Bedrooms
Bathroom

Electric Storage Heating
Mixed Single/Double Glazing

Surrounding Garden Grounds
Large Workshop
Off-Street Parking



Location

Heiton is a charming village situated approximately three miles west of the historic market town of Kelso, set within an attractive and peaceful rural landscape. Despite its tranquil setting, the village is well placed for access to a range of nearby towns and amenities.

Kelso, widely regarded as one of the most attractive towns in the Scottish Borders, lies at the confluence of the Rivers Tweed and Teviot and is centred around its distinctive Flemish-style market square. The town offers an excellent range of shopping, educational and recreational facilities, with a variety of sporting pursuits including racing, curling, golf, swimming, rugby, tennis, cricket, bowls and renowned salmon fishing on the River Tweed.

The Borders Railway, with its terminus at Tweedbank, is approximately a 30-minute drive away and provides convenient access to Edinburgh city centre. Kelso is also well connected by road, lying around 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed (with mainline rail services), and 70 miles north of Newcastle upon Tyne.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. Moveables under separate negotiation.

Services

Mains Drainage, Water and Electricity.
Mixed Single/Double Glazing. Electric Heating

EPC

E

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
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



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Approximate Gross Internal Area = 61.28 sq m / 660 sq ft
Garage / Workshop = 77.6 sq m / 837 sq ft
Total = 139.08 sq m / 1497 sq ft

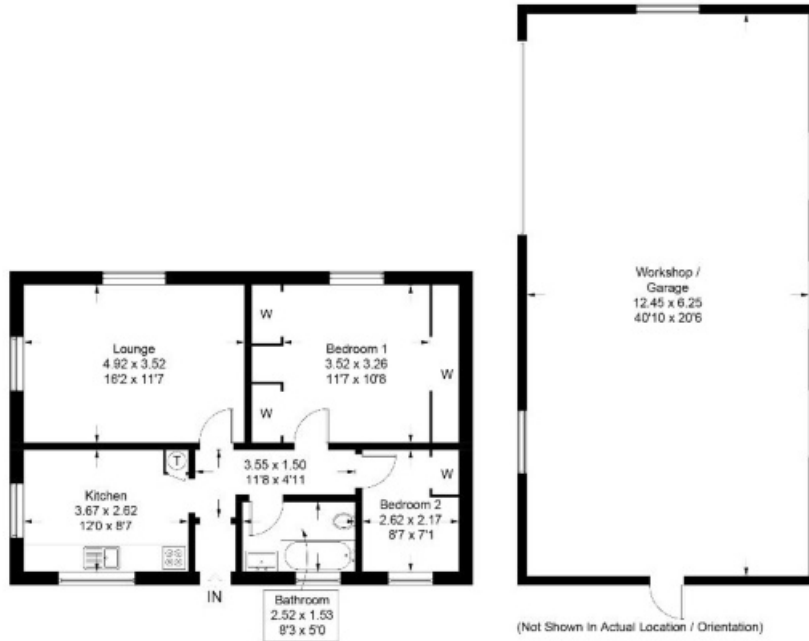


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297666)

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