



Craggystanes
Kirk Yetholm, TD5 8PH

£875 Per Month



3 bed



2 public



2 bath

Beautifully presented traditional family home enjoying a quiet setting within a highly attractive location with a fully enclosed sheltered garden to the rear.

Lounge, Garden Room, Dining Kitchen, 3 Bedroom (1 ensuite), Family Bathroom . Large external outhouse/store.

Landlord Registration Number 1203078/355/100032
EPC D

LARN2504002



Craggystanes is a beautifully presented traditional family home enjoying a quiet setting within a highly attractive location. Internally the property is well presented and benefits from stylish and contemporary accommodation along with a fully enclosed sheltered garden to the rear.

LOCATION

Kirk Yetholm and Town Yetholm form a pair of picturesque twin villages set amidst beautiful countryside at the northern end of the Pennine Way. Together they offer a thriving and welcoming rural community with an excellent range of local services and a strong village spirit.

- Amenities: The villages provide an impressive selection of facilities for their size. Kirk Yetholm is home to the well-known Border Hotel, while nearby Town Yetholm offers a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall, and playing fields. The combination of amenities across both settlements supports an active and engaged community.
- Schooling: Primary education is available within Town Yetholm, with secondary schooling provided in Kelso, making the villages a popular choice for families seeking a rural lifestyle with accessible educational options.
- Population: Together, the Yetholms have a population of around 600, and support a lively and close-knit population with a strong community identity, shaped by local facilities, shared events, and a setting that attracts both residents and long-distance walkers completing the Pennine Way.
- Transport Connections: The twin villages lie approximately eight miles south of Kelso, providing convenient access to shops, services, and wider leisure facilities. The surrounding area offers outstanding opportunities for country pursuits, including walking, cycling, and fishing on the River Tweed. The Yetholms are increasingly sought after by those looking to enjoy a quieter pace of life while remaining connected to major Borders towns.

ACCOMMODATION

A part glazed front door opens into a bright entrance hall with carpeted staircase to one side and doors to the lounge and kitchen. The lounge is a well proportioned room with pleasant outlooks towards the village green and double doors leading through to the garden room. A focal point is provided by an open fire set within an attractive fireplace. The garden room is situated off the lounge with excellent levels of natural light and patio doors leading out to the enclosed rear garden. The modern L-shaped dining kitchen provides ample space for a large table and chairs and enjoys good natural light throughout. The kitchen itself is fitted with an excellent range of modern wall and base units with ample wood worktops and tiled splashbacks. Stainless steel sink with drainer to the side with further integral cooker with electric hob and extractor fan above. Slot in appliances include fridge/freezer and washing machine. Under stairs cupboard provides additional shelved storage.

A turned carpeted staircase leads up to the upper landing with built in cupboard housing the 'Megaflo high efficiency tank' and shelved for storage.

The master bedroom is surprisingly spacious with double aspect windows to front and rear and ample space for free standing furniture. The en-suite shower room is fitted in the style of a wet room with white wc and sink with high gloss storage unit below. Rear facing modesty window. A further bedroom is situated to the front of the property with pleasant outlooks over the village green and hills beyond. The third bedroom is another pleasant bright room again benefitting from open outlooks to the front. The family bathroom is fitted with a modern three piece suite comprising wc, bath with shower over and wash hand basin set within a stylish storage unit.

EXTERNAL

A sheltered garden lies to the rear of the property with a paved seating area ideal for alfresco dining and the remainder laid to lawn with well planted flower beds to the sides. Garden Shed. A large outhouse lies to the rear of the garden giving excellent storage and housing the oil tank.

MEASUREMENTS

LOUNGE 4.4m x 4.9m
DINING KITCHEN
KITCHEN AREA 2.5m x 5.3m
DINING AREA 2.3m x 5.1m
GARDEN ROOM 2.84m x 3.01m
MASTER BEDROOM 5.07m x 3.13m
ENSUITE 1.62m x 2.33m
BEDROOM TWO 2.72m x 2.27m
BEDROOM THREE 3.11m x 2.64m
FAMILY BATHROOM 3.57m x 1.8m

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

D

LANDLORD REGISTRATION NUMBER

1203078/355/100032

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating. Double Glazing

ADDITIONAL INFORMATION

Rent £875 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing.

Offered on a Private Residential Tenancy, though a long term let preferred.

The property is available on a unfurnished basis. No smoking is permitted on the premises. Pets (maximum of 2) may be considered subject to the payment of a higher deposit.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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