JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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4 Over Roxburgh Farm Cottages, Roxburgh, Kelso, TD5 8LY

Guide price £165,000

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4 Over Roxburgh Farm Cottages, Roxburgh

Kelso, TD5 8LY

- End-Terraced Cottage
- 3 Bedrooms
- Private Garden
- Wonderful Views
- Charming Semi-Rural Position
- Double Glazing
- External Store
- Short Drive to Kelso

We are delighted to offer this stone-built end-terraced cottage set in stunning semi-rural location on the edge of the charming village of Roxburgh, on the banks of the River Teviot. The property offers well-proportioned accommodation over two levels, and is just a short drive from Kelso, offering a perfect balance between countryside living and nearby amenities.

ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - THREE DOUBLE BEDROOMS -





Guide price £165,000



Internally

The property offers bright, spacious accommodation over two levels. Though in need of some modernisation, it offers fantastic potential to create a wonderful home full of attractive features. On the ground floor is a spacious sitting room with fireplace, as well as the third bedroom which could easily serve as an additional reception room. To the rear of the ground floor is the kitchen which enjoys a charming outlook over the garden and the fields beyond, while also on the ground floor is the bathroom and large utility cupboard. Upstairs are two generous double bedrooms, both with built-in storage.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated work tops and integrated 1.5 bowl stainless steel sink with mixer tap. There are spaces for a freestanding cooker, washing machine, and tall fridge freezer.

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and panelled bath with shower over.



Externally
To the rear of the property is the easily maintained garden, laid to lawn with timber fencing. To the side is a handy external store.
There is a parking space to the front of the property.

Location
Situated in the heart of the beautiful Scottish Borders, the village of Roxburgh enjoys a peaceful rural setting amidst some of the region's most attractive countryside, whilst remaining conveniently placed for the historic market town of Kelso. The historic market town of Kelso lies on the banks of the River Tweed, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Schooling is available locally including the modern Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a spa and highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Fixtures & Fittings
All fitted carpets, floor coverings and light fittings are to be included within the sale.

Services
Mains water and electricity. Oil central heating and drainage to shared septic tank.

Council Tax
Council Tax Band B.

Viewings
Viewings are strictly by Appointment via James Agent.

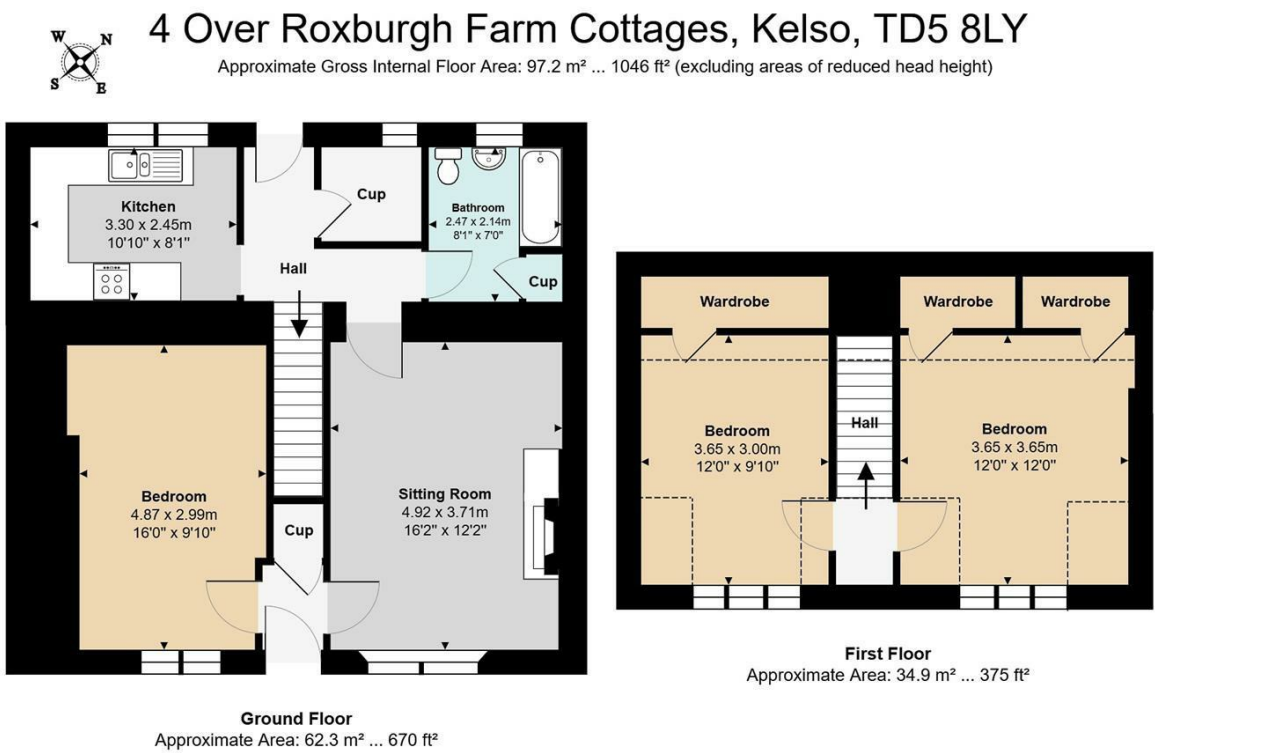
Home Report
A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Offers
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



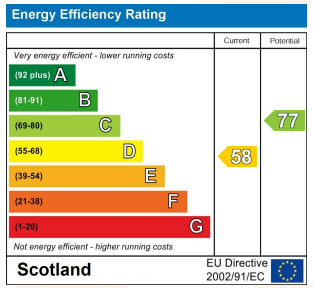
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

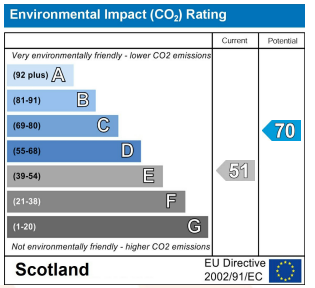
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Location Map



Energy Performance Graph





Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.