



5 South Liddle Street, Newcastleton, TD9 0RW

Offers Over £260,000

C&D Rural

5 South Liddle Street, Newcastleton, TD0 0RW

- Open plan kitchen/family room with stove
- Large spacious living/dining area with stove
- Three double bedrooms
- Principle bedroom with en-suite
- LPG gas central heating
- Private rear garden including off street parking
- Fully renovated to a high standard throughout
- Beautiful views of the River Liddel
- No onward chain

A desirable three bedroom end-terraced cottage which has been thoughtfully renovated to an excellent standard throughout, offering private parking and beautiful views over the Liddel Water.

Council Tax band: E

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: E

C&D Rural



Fully renovated by the current owner, this impressive three bedroom end terraced cottage offers spacious and contemporary accommodation in a peaceful riverside setting. Benefitting from LPG gas central heating, generous living space throughout, and a private rear garden with off street parking, the property is ideally situated within the popular village of Newcastleton, conveniently placed for local amenities.

The Accommodation

Entering the property from the front, you are welcomed into a tiled entrance hall which provides access to the majority of the accommodation. A fitted carpet continues throughout the principal living areas and bedrooms, complemented by oak internal doors which add warmth and character.

To the right of the hallway, double oak doors open into the heart of the home, an impressive open plan kitchen and family room. A modern stove set within a brick surround with an oak mantel forms an attractive focal point, while dual aspect windows allow an abundance of natural light to flood the room. This is a superb space for everyday family life as well as entertaining. The beautifully appointed kitchen features a recently installed sage green shaker style suite with wooden worktops, brick effect tiled splash backs, and integrated appliances including a dishwasher and fridge/freezer, together with a freestanding cooker with induction hob.



The kitchen leads onto a useful utility room which is fitted with matching shaker style units and grey composite flooring, creating a seamless continuation of the kitchen's design. The room incorporates a stainless steel sink and drainer, space for both a washing machine and tumble dryer, useful storage, and houses the recently installed LPG combi boiler. A further large storage cupboard is also located within the room.

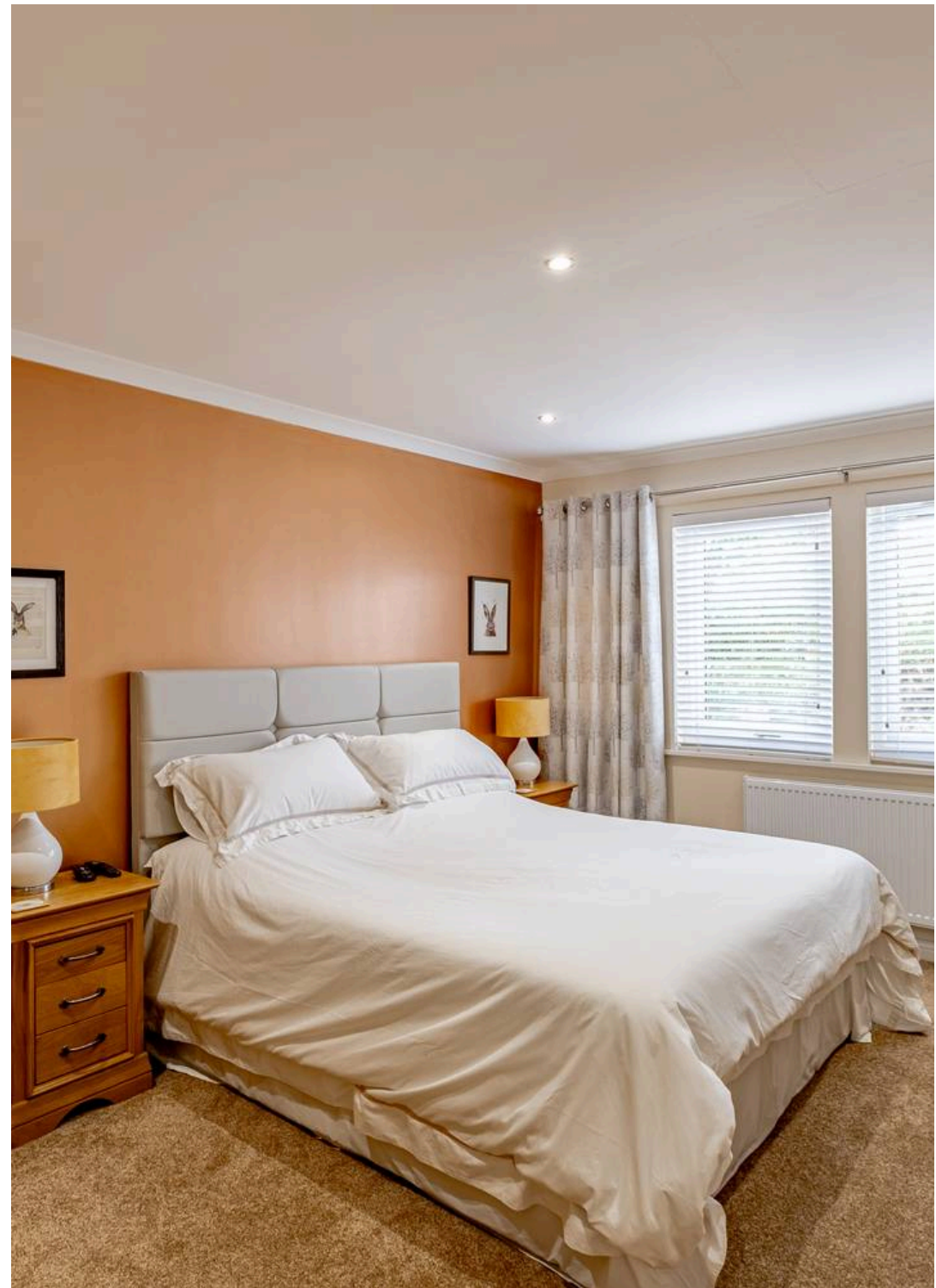
Situated to the left of the hall is the spacious living and dining room where a second stove with oak mantel provides a striking focal point and creates a warm and inviting atmosphere. The current owner utilises this versatile space as both a lounge and dining area. Double sliding doors lead through to the sunroom, which can also be accessed from the hallway. Enjoying plenty of natural light, the sunroom features attractive patterned floor tiles and double doors opening onto the rear patio, providing a lovely spot to relax and enjoy views of the garden. The hallway also benefits from two large storage cupboards, one of which houses the fuse box.

The family bathroom is a bright and well presented space featuring grey tiled flooring and attractive blue wall tiling. The suite comprises a bath with electric shower over, WC, wash hand basin and heated towel rail.

All three bedrooms are generously proportioned doubles and are presented in neutral decorative tones. The principal bedroom, situated to the rear of the property, benefits from a spacious en-suite bathroom. Finished in the same contemporary style as the family bathroom, the en-suite is bright and airy, comprising grey tiled flooring, matching blue wall tiling, a bath, separate electric shower with glass screen, WC, wash hand basin and heated towel rail.

Externally

To the front of the property, there is convenient on street parking for residents and visitors. To the rear, a private off road parking area is accessed via a gated entrance. The enclosed rear garden has been thoughtfully landscaped with a combination of paving and gravel, creating an attractive yet low maintenance outdoor space. Raised flower beds add colour and interest, while a timber shed provides useful storage for garden tools and outdoor equipment. Offering an excellent degree of privacy, the garden provides an ideal setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.



Location Summary

5 South Liddle Street is situated in the popular village of Newcastleton, nestled within the picturesque Liddesdale Valley in the Scottish Borders. The village offers a good range of local amenities, including independent shops, cafés and restaurants catering for everyday needs.

Steeped in history and surrounded by beautiful countryside, the area is ideal for those who enjoy outdoor pursuits, with the historic Hermitage Castle located just a few miles from the village. Newcastleton is particularly well regarded for its outdoor recreation opportunities, forming part of the renowned 7stanes mountain biking network and offering access to some of the finest trail riding in southern Scotland. The expansive Kielder Forest and Kielder Water are also within easy reach, providing further opportunities for walking, cycling, watersports and wildlife watching. Newcastleton benefits from excellent road links via the A7, providing convenient access to both Edinburgh and Carlisle. The market town of Hawick lies approximately 19 miles to the north, while Langholm is situated around 10 miles to the west.

The village enjoys an active community life and offers a variety of recreational facilities. Newcastleton Primary School is located within the village, with secondary schooling available in nearby Hawick and Langholm. The property is also within easy reach of Carlisle and the M6 motorway to the south, where access can be gained to the West Coast Main Line rail network, making the area well suited to commuters while retaining the charm and tranquillity of rural Borders living.

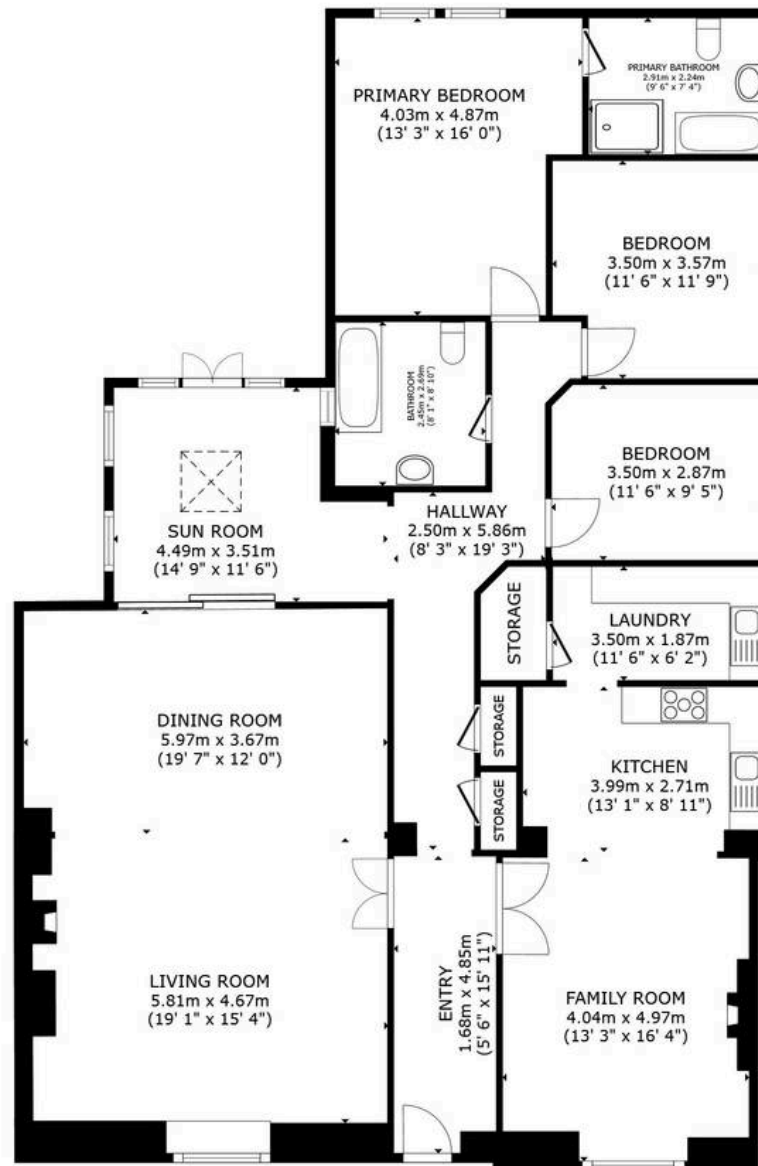
What3Words

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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 188.3 m² (2,027 sq.ft.)
 TOTAL : 188.3 m² (2,027 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale. Current furniture is available via separate negotiation with the seller.

Services: Mains water and drainage.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.