

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Valley View Teapot Street Morebottle

Kelso, TD5 8QH

Guide Price £180,000



A charming mid-terraced cottage situated in the sought-after and picturesque village of Morebottle, offering a wonderful opportunity for those seeking a peaceful countryside home within a welcoming community. Dating back approximately 200 years, the cottage was extended in the 1940s and offers well-proportioned accommodation over two levels. The ground floor comprises an entrance hall, sitting room, dining kitchen, rear hall with useful storage cupboards and a bedroom. Upstairs, there are two attic rooms with the potential to have a 3 bedroom property. This offers excellent potential for conversion to dormer extensions, subject to the necessary planning consents. A particular highlight of the property is the beautiful, generous rear garden, providing a wonderful outdoor space to enjoy throughout the year. Whether you have a passion for gardening and growing your own vegetables or simply want somewhere peaceful to sit and relax, the garden offers plenty of scope. There is also a small enclosed garden to the front, while on-street parking is available. With its charming character, peaceful village setting and excellent potential for further development, this delightful cottage is an appealing opportunity for those looking to create a home to their own taste. Viewing is highly recommended.



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Ground Floor:
Entrance Hall
Sitting Room
Dining Kitchen
Bathroom
Rear Hall
Bedroom

First Floor:
Landing
Two Attic Rooms

Oil Fired Central Heating
Double Glazing & Single Glazed Skylights

Front & Rear Garden
On-Street Parking



Location

Morebattle is a picturesque rural village located approximately 7 miles south of the historic town of Kelso, beside the scenic River Kale. The village offers a welcoming community atmosphere, with a shop that doubles as a social hub, alongside a coffee shop, outreach Post Office, Village Hall, church and the renowned Templehall Hotel. The local amenities are well complemented by a wider range of shops and services in the nearby Kelso.

Morebattle has its own primary school, with secondary education provided at nearby Kelso High School. The village is also ideally situated close to the Cheviot Hills and the popular St Cuthbert's Way, making it an excellent base for those with an interest in walking and countryside pursuits.

For travel, the Borders Railway at Tweedbank, with direct services to Edinburgh, is approximately a 30-minute drive away, providing convenient access to the city. Many surrounding towns and villages are also within easy reach.

Fixtures & Fittings

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

Services

Mains Drainage, Water and Electricity.
Oil-Fired Central Heating.
Double Glazing & Single-Glazed Skylights.

EPC

E

Council Tax Band

A

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
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2 Valley View, Teapot Street, Morebattle, Kelso, TD5 8QH

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft

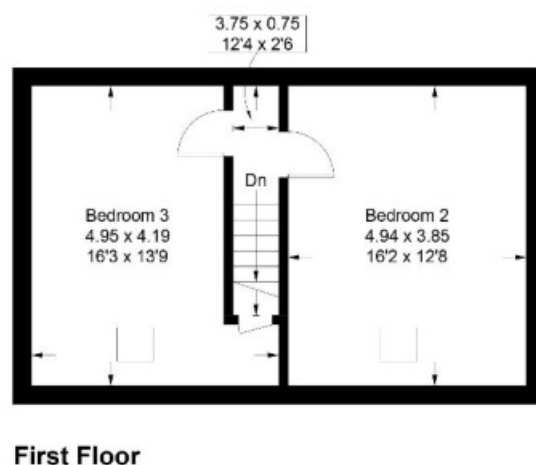
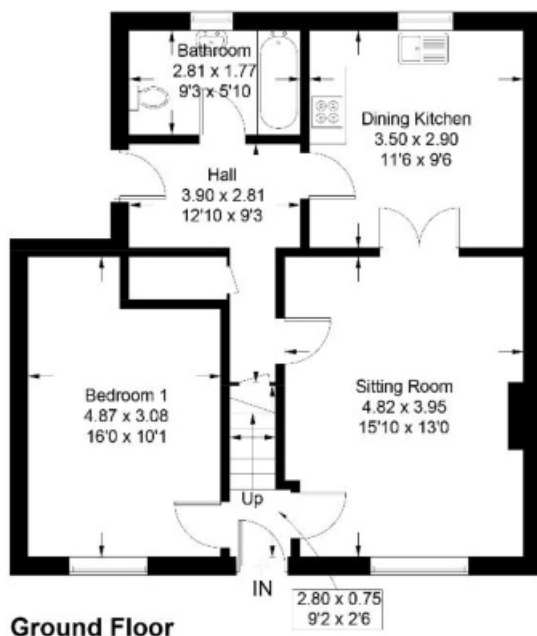


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330592)

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.