

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Mabel's House, 3 Heughhead, Morebattle

TD5 8QN

**Guide Price £160,000**



Mabel's House is a delightful two-bedroom semi-detached bungalow tucked away in a quiet cul-de-sac in the heart of the sought-after village of Morebattle, enjoying an outstanding far-reaching outlook over the surrounding countryside. Offering surprisingly spacious accommodation including a modern kitchen and contemporary family bathroom, the home also benefits from excellent storage throughout, enhancing its practicality and making it perfect for anyone seeking the ease of single-level living. Outside, a generous low-maintenance garden provides a peaceful private retreat, while residents' parking is conveniently located to the front. Nestled within a friendly village with a strong community and excellent local amenities, surrounded by the beautiful Borders countryside and close to the St Cuthbert's Way, this home offers the perfect blend of tranquillity, practicality, and rural charm.



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Hall  
Lounge with Multi-Fuel Stove  
Kitchen  
Two Double Bedrooms  
Bathroom with Underfloor Heating

Electric Heating  
Double Glazing

Garden  
Residents' Parking



### Location

Morebattle is a charming and welcoming village set in the heart of the Scottish Borders, well known for its strong sense of community. The village offers a range of local amenities including a community-run village shop and the Templehall Hotel, a well-used village hall, church and primary school, all of which play an active role in village life and regular events. Ideally situated close to the St Cuthbert's Way, Morebattle provides easy access to some of the region's most scenic walking routes. Despite its peaceful rural setting, the village is within easy reach of nearby Borders towns such as Kelso and Jedburgh, offering a wider range of shops, services and schooling options. Surrounded by beautiful rolling countryside and open farmland, Morebattle offers an ideal balance of rural living, connectivity and a genuinely supportive community spirit.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Electric heating with multi-fuel stove, double glazing.

### EPC

E

### Council Tax Band

B

### Viewing

Strictly 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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**Mabels House, 3 Heughhead, Morebattle**

Approximate Gross Internal Area = 72.84 sq m / 784 sq ft

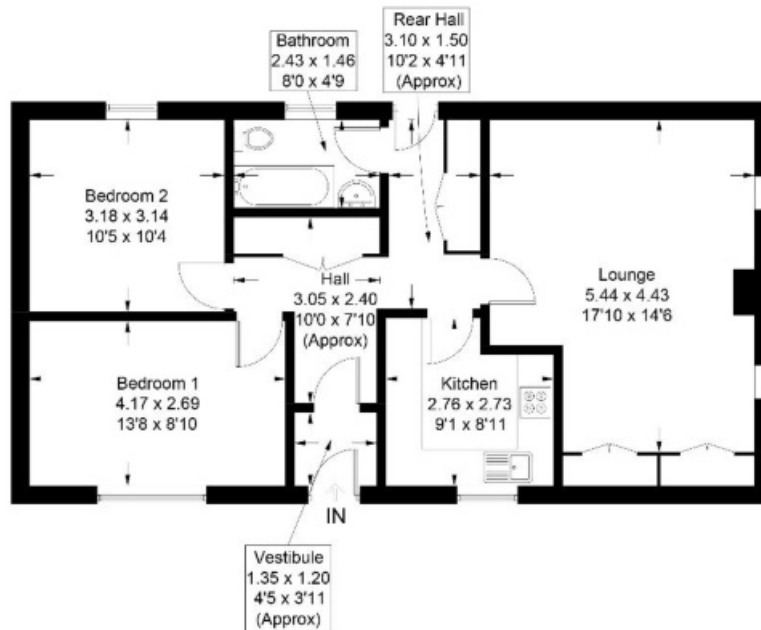


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265255)

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.