

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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**Church View,
Main Street,
Kirk Yetholm, Kelso, TD5 8PF**

Offers Over £270,000



Church View is a charming mid-terraced cottage in the picturesque village of Kirk Yetholm, offering an excellent opportunity for investors, second-home buyers, or those seeking a peaceful retreat. Currently a successful holiday let, the property has the potential to continue generating income or could easily be adapted for a variety of uses. Internally, the cottage boasts generously sized rooms, including a spacious entrance hall, comfortable lounge, separate dining room and a well-equipped kitchen. There are three bedrooms, including a master with en-suite shower room, plus a family bathroom. Externally, the property enjoys private garden grounds to the rear, with a lovely patio area accessible from both the kitchen and dining room. On-street parking is available at the front, offering convenience for both residents and guests. Viewing is highly recommended to fully appreciate the appeal and potential of this property.



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Ground Floor:
Hall
Lounge
Dining Room
Kitchen

First Floor:
Landing
Double Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

LPG Heating
Double Glazing

Rear Garden
On-Street Parking



Location

The property is situated in the quiet village of Kirk Yetholm which is some 7 miles distant from the nearby Abbey town of Kelso. The village itself is at the end of the Pennine Way and, as such, is a popular spot for walkers with the Border Hotel just a stone's throw from the property serving quality local fayre. Just over the bridge in Town Yetholm there is a well-stocked village shop incorporating a post office, garage, deli and The Plough Hotel, also serving quality food. Nearby Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style town square. There are excellent facilities in Kelso including supermarkets, town centre shops, and a monthly farmers market held in The Square. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed and 70 miles north of Newcastle-Upon-Tyne.

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.
Double Glazing. Electric Heating.

EPC

F

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Email: kelso@cullenkilshaw.com

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

Also At:

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Jedburgh,	Tel 01835 863 202
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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1258053)

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.