



McTurk Cottage, Newcastleton, TD9 0TD

Offers Over £245,000

C&D Rural

McTurk Cottage, Newcastleton, TD9 0TD

- Charming two bedroom stone detached cottage
- Cosy living room with multi-fuel stove
- Fully equipped modern kitchen/diner with breakfast bar
- Ground floor underfloor heating
- Immaculately presented with period features throughout
- Well presented wrap around gardens with graveled driveway and gated access
- Beautiful outlook of the countryside from every angle
- Secluded rural location close to Newcastleton Village
- Wonderful permanent residence, second home or holiday let
- Holiday Let approval from Scottish Borders Council

McTurk Cottage is a spacious and versatile, two bedroom detached stone cottage featuring modern fixtures and fittings throughout, off-road parking and beautiful views of the countryside.

Council Tax band: B

Tenure: Scottish Heritable Title

EPC Energy Efficiency Rating: D

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Nestled amongst the rolling hills of the Scottish Borders, C&D Rural are proud to market this recently transformed two bedroom detached stone cottage situated on the edge of Newcastleton village. With exceptional views of the countryside, McTurk Cottage sits in an elevated position and has been completely upgraded by the present owners including a full re-wire, creating a bright and modern living accommodation whilst retaining a plethora of the cottages original features and charm, perfect for permanent residence or holiday letting.

The Accommodation

A timber framed front porch welcomes the cottage before stepping into a bright and welcoming entrance hall with wooden stairs to the first floor and doors leading to the living room, kitchen and shower room. The floors are tiled through to the shower room and there is useful storage built located under the staircase and hand-made storage at the entrance. The hallway, shower room and kitchen areas benefit from underfloor heating.

The interior comprises of a spacious living room which has been beautifully decorated to included floral wallpaper with paneled walls, varnished wooden flooring and exposed timber beam. At the rear of the room is a gothic, arch window with pleasant views of countryside and in the centre of the room, a freestanding multi-fuel stove set within a brick fireplace.



The kitchen/diner is modern and sleek featuring contemporary light blue wall and floor units finished with solid oak worktops, white deep bowl sink with gold mixer tap, overhead shelving and integrated appliances to include a fridge/freezer, dishwasher, AEG electric oven, induction hob and microwave.

The family shower room is located on the ground floor and has been renovated to a very high standard, featuring contemporary fixtures and a soothing white and gold theme, complete with mains fed, walk-in shower with rainwater head and glass screen, hand wash basin with oval mirror, WC and wall mounted towel rail. The shower room features fully tiled walls and a dark blue ceiling.

On the first floor there are two double bedrooms with pitched ceilings and skylights, and a spacious area on the landing which would serve as a office/study. The bedrooms are large enough to support freestanding wardrobes or there is potential to have some wardrobes fitted. Additional storage is available on the landing and under the eaves.

Externally, there are well-presented, low maintenance gardens which wrap around the property and at the side there is a graveled driveway with gated access for parking. The plot is bordered with stock proof fencing, hedging and a selection of mature trees providing exquisite shade and privacy at the rear. There is a store at the back for storing gardening tools and other items. The cottage is surrounded by grazing fields and there are a number of excellent walks nearby which lead to the forestry. McTurk Cottage is a delightful rural cottage, in turnkey condition, and viewings are highly recommended to appreciate what this property has to offer.



Location Summary

McTurk Cottage is located on the outskirts of Newcastleton, a small village enjoying an active community life and offering a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hermitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

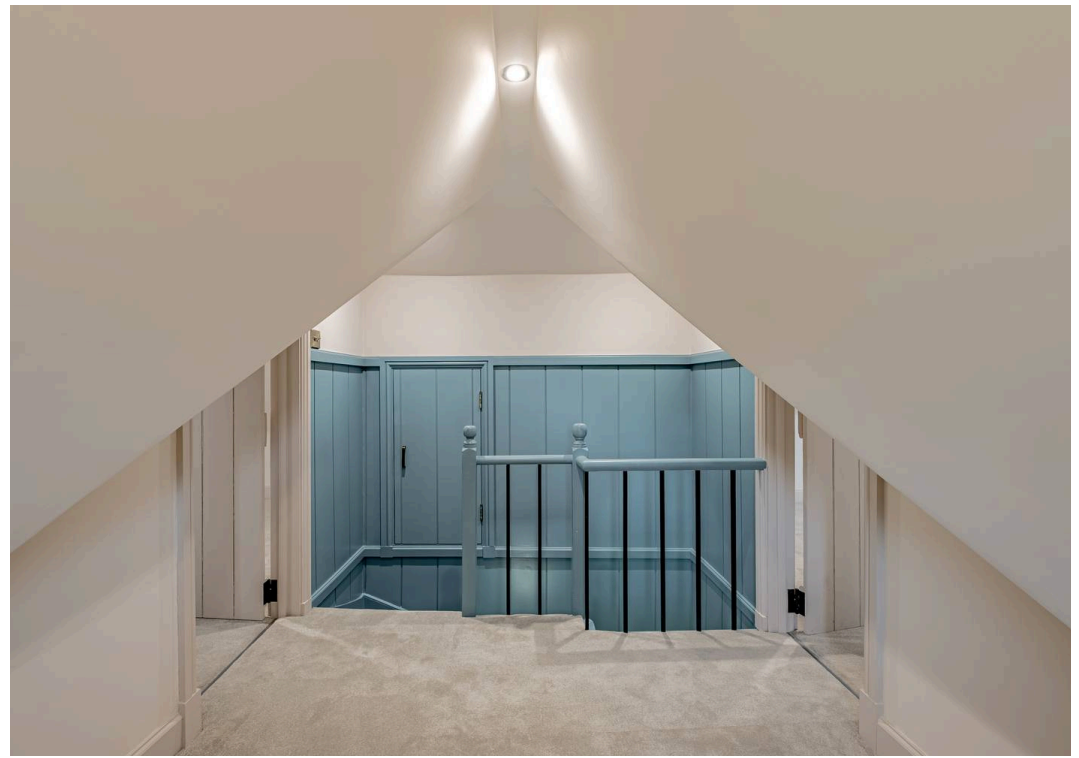
Residents can also enjoy a range of outdoor activities, with the beautiful Solway Coast just a short drive away, offering opportunities for scenic walks, cycling, and wildlife watching. This is an ideal base to explore the Lake District which is under an hour away, Hadrian's Wall, the Solway coast of Scotland which is a haven for wildlife and the Scottish Borders. Glasgow and Edinburgh are around 2 hours away by car or around an hour and a half by train from Carlisle. There is a regular bus service, the X95, which services Langholm, Edinburgh and Carlisle.

What 3 Words

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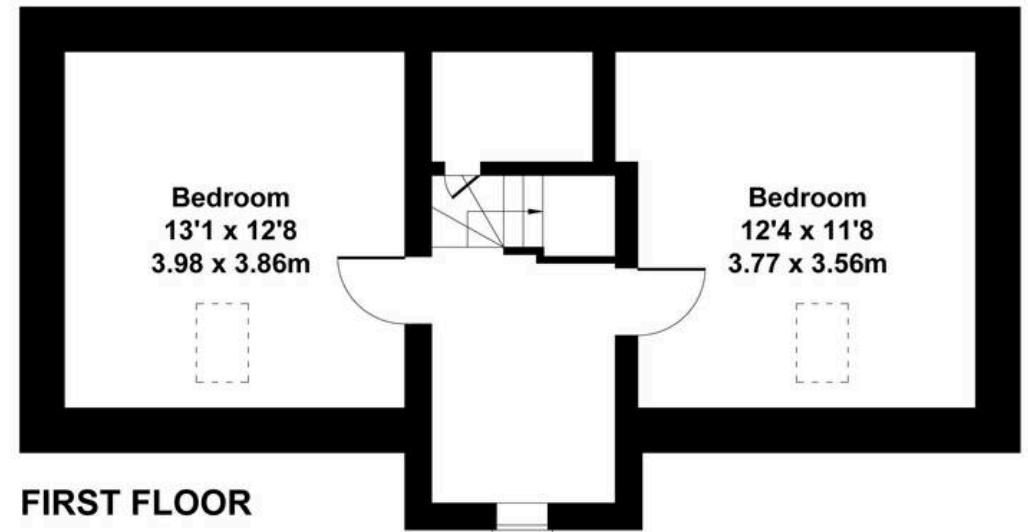
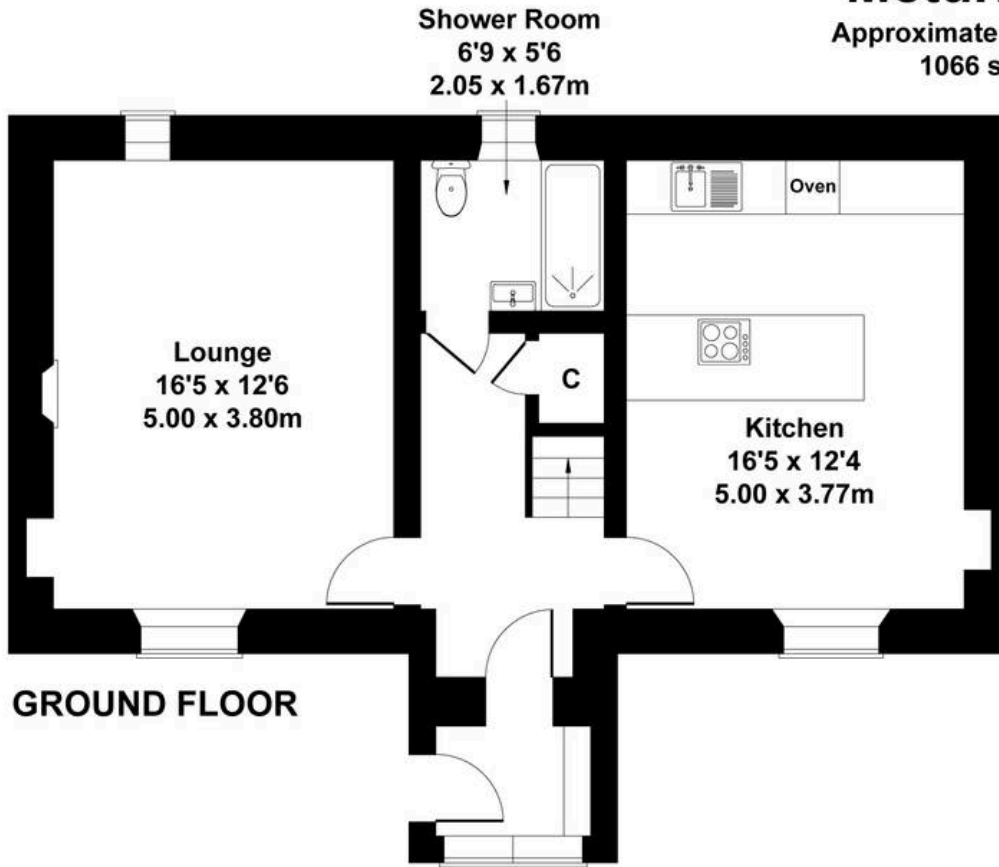






Mcturk Cottage

Approximate Gross Internal Area
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2026
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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.

Services: The septic tank is private and registered with SEPA. The water is supplied from a spring on the hill and has recently been tested for purity. Copies of the certification are available on request.

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](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.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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