



HASTIN & S
LEGAL



Lime Cottage Main Street
Kelso, TD5 8QG



A charming and well-presented one bedroom cottage set within the desirable village of Morebattle, ideally suited to first-time buyers or as a holiday home.



LIME COTTAGE

Nestled within the picturesque and highly sought-after village of Morebattle, this delightful property offers a wonderful opportunity for first-time buyers looking to step onto the property ladder, or those seeking a peaceful holiday home in a beautiful countryside setting.

The home is presented in good condition throughout, providing comfortable and well-maintained accommodation ready to move into. The layout has been thoughtfully arranged to maximise space and practicality, with the added benefit of a ground floor bathroom; a particularly desirable feature that enhances everyday convenience.

Inside, the property offers a warm and inviting atmosphere, with well-proportioned rooms. The living spaces are both cosy and functional, making them ideal for relaxing evenings or hosting visiting friends and family. The kitchen and bathroom facilities are well-kept, ensuring a smooth transition for any new owner.

Externally, the property benefits from a charming small courtyard to the front, providing a pleasant outdoor space to sit, whether it's a morning coffee or an afternoon in the sunshine.

Morebattle itself is a highly regarded village, known for its scenic surroundings, friendly community, and access to stunning countryside walks. It offers a tranquil lifestyle while still being within reach of nearby towns and local amenities.

This is a fantastic opportunity to acquire a characterful home in a desirable rural location, perfectly suited as a first purchase, downsizing option, or a relaxing getaway property.

LOCATION

Morebattle is a popular Borders village, situated in the foothills of the Cheviots, approximately four miles from Yetholm and eight miles from Kelso. The village is well-regarded for its attractive setting and strong sense of community, offering a peaceful rural lifestyle while remaining within reach of a wide range of facilities.

- **Amenities:** Morebattle benefits from a primary school and a selection of local amenities, including a village store, butcher, post office, hotel/village pub, and a village hall, supporting an active and welcoming community.

- **Schooling:** Primary education is provided within the village, with secondary schooling and additional educational facilities available in Kelso, approximately eight miles away. Kelso also offers a broad range of sporting and recreational opportunities, along with quality shops and services.

- **Leisure & Activities:** The surrounding area is ideal for outdoor pursuits, including hill walking, fishing, and golf at the championship-standard course at Roxburghe.

- **Transport Connections:** Morebattle enjoys good road access to Kelso and the wider Borders region. The Borders Railway at Tweedbank, 21 miles away, provides direct rail connections to Edinburgh, while the main east coast station at Berwick, around 25 miles distant, offers regular services to Edinburgh, Newcastle, and London

HIGHLIGHTS

- Ideal first-time purchase or holiday home
- Cosy and inviting living spaces
- Presented in good condition throughout
- Peaceful rural location with beautiful surrounding scenery

ACCOMMODATION SUMMARY

Ground Floor: Entrance hallway, kitchen/diner, WC. First Floor: Sitting room. Attic: Bedroom, bathroom.

SERVICES

Mains electricity, water and drainage. Electric storage heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Rating E.

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as well as fridge/freezer will be included in the sale. Other furniture may be available by separate negotiation.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £130,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.