

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 Graden Farm Cottages, Kelso, TD5 8BS

**Guide Price £240,000**



\*\*\*£10,000 below Home Report Value\*\*\*

Enjoying a delightful rural location with open countryside views, this end-terraced cottage boasts a picturesque outlook to the Cheviot Hills from the front. The property offers a peaceful lifestyle while being just a short drive from both Town Yetholm and Kelso, providing access to schooling and a full range of amenities. Extended by the current owners, the property now offers versatile and well-proportioned accommodation, ideally suited to a range of buyers. Externally, the cottage benefits from easily maintained gardens to the front and rear. A particular feature is the summerhouse, ideal for use as a relaxing garden retreat or hobby room. The property also includes a detached double garage, offering excellent storage or workshop potential, along with off-road parking to the front. Viewing is highly recommended to fully appreciate the setting, potential and outdoor space on offer.



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Ground Floor:  
Entrance Hall  
Lounge  
Dining Kitchen  
Rear Vestibule  
Utility Room  
Cloakroom

First Floor:  
Landing  
Three Bedrooms  
Bathroom

Attic Floor:  
Landing  
Two Bedrooms

Oil Fired Central Heating  
Double Glazing

Garden Grounds to the Front & Rear  
Detached Summerhouse  
Double Garage  
Off-Street Parking



### Location

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 National Hunt racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

### Fixtures & Fittings

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

### Services

Mains water and electricity.  
Private drainage, shared septic tank.  
Double glazing. Oil fired central heating

### EPC

E

### Council Tax Band

B

### 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  
Email: kelso@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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



### 5 Graden Farm Cottages, Kelso, TD5 8BS

Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1230020)

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.