

Kelso

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Main Street, Swinton

TD11 3JJ

**Guide Price £300,000**



9 Main Street, Swinton is a charming and characterful terraced home, formerly the village Post Office, set in the heart of this highly sought-after Borders village. Offering spacious and versatile accommodation over two floors, the ground floor comprises a dining room, comfortable lounge, dining kitchen, rear hall, utility room and downstairs WC. Upstairs, the landing leads to a bright sitting room, three bedrooms and a shower room. Externally, the property enjoys a large garden along with a detached garden room boasting fantastic open views – a perfect retreat, studio or entertaining space. Swinton is a welcoming and well-connected village with a strong community spirit, local amenities and excellent access to surrounding Borders towns, making this a wonderful opportunity to acquire a unique home in a prime village setting.



# 9 Main Street, Swinton

TD11 3JJ

Guide Price £300,000

**GROUND FLOOR:**  
Dining Room  
Lounge  
Dining Kitchen  
Rear Hall  
Utility Room  
Downstairs WC

**FIRST FLOOR:**  
Landing  
Sitting Room  
Three Bedrooms  
Shower Room

Electric Heating  
Secondary Double Glazing

Large Garden  
Detached Garden Room  
Greenhouse  
Shed  
Polytunnel  
Outhouses



## Location

The rural village of Swinton is located in the heart of stunning Berwickshire - around 12 miles from Berwick-Upon-Tweed, 12 miles from Kelso, 6 miles from Duns and 6 miles from Coldstream. Swinton is a small but friendly village and has a range of local amenities including the Wheatsheaf Hotel & Restaurant, Swinton Primary School as well as a church, village hall, great countryside walks. The nearby town of Coldstream has a thriving high street and offers an excellent array of local amenities which include a local supermarket and shops, restaurants and takeaways and public houses. Further amenities and services can be found in Berwick-Upon-Tweed, including M&S, Tesco, and Asda. Berwick is also on the main east coast rail line and offers regular services to both Edinburgh and London. Berwickshire is arguably one of the most beautiful and unspoilt corners of Scotland and as well as glorious scenery, the area has a huge amount to offer in the way of lifestyle and culture.

## Fixtures & Fittings

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

## Services

Mains drainage, water and electricity. Electric heating, secondary double glazing.

## EPC

F

## Council Tax Band

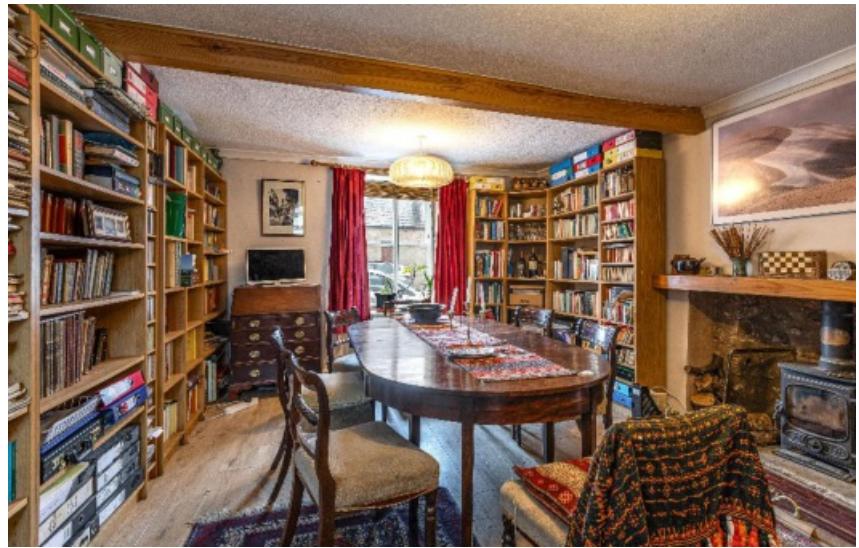
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## Viewing

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](mailto: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



**9 Main Street, Swinton**

Approximate Gross Internal Area = 147 sq m / 1582 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID 1273594)

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