

Kelso

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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6 Roxburgh Newtown Farm Cottages

Kelso, TD5 8NN

Offers Over £165,000



An attractive end-terraced cottage enjoying a peaceful rural position within the Scottish Borders, conveniently situated between the popular town of Kelso and the attractive village of St Boswells, both approximately a 10-minute drive away. The accommodation comprises an entrance vestibule, hallway, living room with wood-burning stove, kitchen and bathroom on the ground floor, with landing area and three bedrooms on the first floor. Private garden grounds provide outdoor space to enjoy the peaceful surroundings, together with an external store offering useful additional storage. The property also benefits from off-street parking to the front of the house. The cottage would benefit from some modernisation and upgrading, offering an excellent opportunity for a purchaser to create a comfortable home in a desirable rural setting. Viewing is recommended to fully appreciate the accommodation, potential and peaceful setting on offer.



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Ground Floor:
Entrance Vestibule
Hall
Living Room
Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Single Glazing

Private Garden Grounds
External Store
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, golf, curling, swimming, rugby, tennis, cricket, bowls and fishing.

St Boswells is an attractive village situated on the banks of the River Tweed and offers a range of local amenities, including shops, cafés, restaurants and a post office. The village also provides convenient access to the surrounding countryside and the wider Borders.

The property is well placed for access to the wider Scottish Borders and beyond, with Edinburgh approximately 42 miles away, Berwick-upon-Tweed approximately 25 miles and Newcastle upon Tyne approximately 70 miles. The Borders Railway terminus at Tweedbank can be reached in around 30 minutes by car, providing a direct rail connection to Edinburgh.

Fixtures & Fittings

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

Services

Mains Water and Electricity.
Gas Central Heating. Single Glazing.
Private Drainage to Shared Septic Tank.

EPC

D

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
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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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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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 = 93.02 sq m / 1001 sq ft
(Excluding External Store)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1335532)

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.