



YETHOLM - Duncanhaugh Neuk, Kelso, Scottish Borders, TD5 8PR VIEWING BY APPOINTMENT 0131 662 1933

Bespoke architect designed detached family home, finished to a very high standard set in a generous plot in mature gardens

			
2	4	2	EPC C



- Entrance vestibule
- Reception hall
- Sitting Room
- Open plan living/dining/ kitchen with walk in larder
- Utility room with rear door
- Four large double bedrooms
- Bathroom
- Shower Room
- Oil Fired Central Heating
- Underfloor heating on ground floor level
- Double Glazing
- Gardens & huts

DESCRIPTION

This charming detached family home enjoys an idyllic and very peaceful rural position above the Bowmont Water and at the foot of the Cheviots, yet within easy walking distance of the nearby villages of Town Yetholm and Kirk Yetholm. Yetholm has a primary school, village shop and cafe, garage, butcher's shop and two hotels open to the public. The very attractive market town of Kelso, which is seven miles away, has a wide range of amenities including a supermarket, restaurants, banks and other day to day shops. Kelso High School provides quality secondary schooling in a new state of the art building. Private education is available in Berwick on Tweed and Melrose (primary). The Scottish Borders is well-known for its stunning scenery and quality of life and there are a variety of outdoor pursuits in the area including fishing on the River Tweed (subject to the normal rules), horse riding, golf and hill walking. The St Cuthbert's Way and Penine Way are both within easy walking distance. For commuting purposes Edinburgh is approximately 50 miles away and there is a mainline rail station at Berwick which links to Edinburgh to the north and has a high speed link to London to the south.

The Borders Railway offers regular direct services into Edinburgh from Tweedbank and Galashiels. Edinburgh and Newcastle International Airports are both easily accessible by car.

The present owners designed and built the house some 8 years ago, to an exceptional standard with high quality fittings and fixtures. The house comes with an NHBC certificate. This home offers ideal space for a growing family or comfortable rural life with breathtaking views of the Scottish Borders. Set on a quarter acres site the gardens are easily maintained with a patio, herbaceous border and raised beds.

SERVICES:

Mains electricity, LPG gas supply, mains water, septic tank drainage, telephone and broadband.





Open plan living/
dining/kitchen
with walk in larder

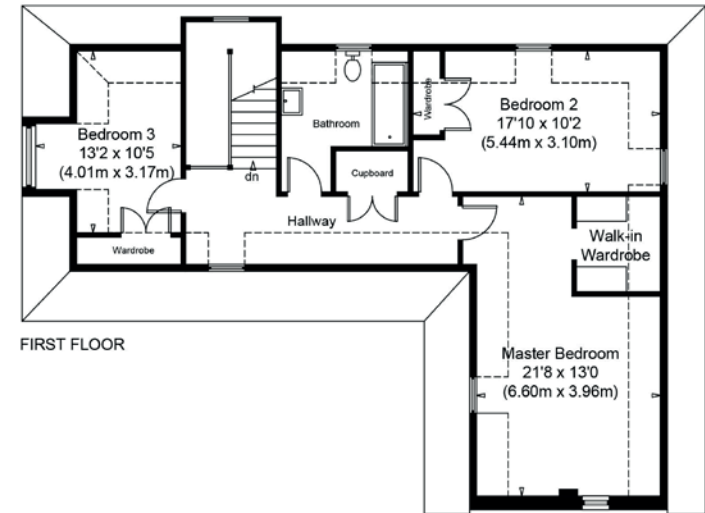
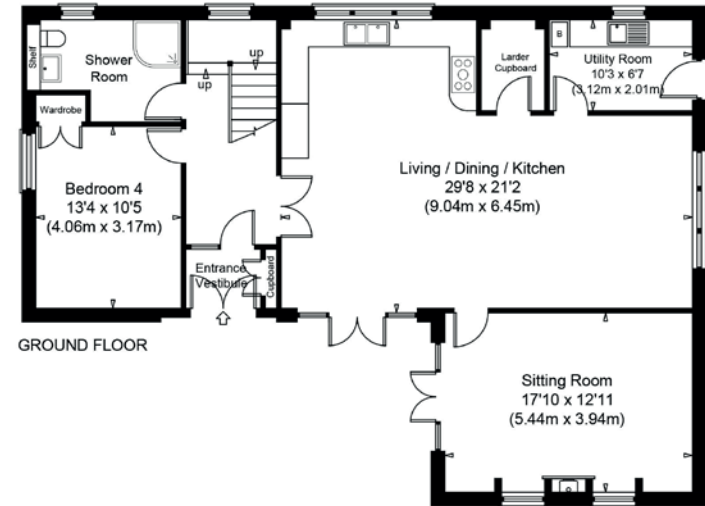




Duncanhaugh Neuk, Yetholm, TD5 8PR

Approx. Gross Internal Area
2134 Sq Ft / 198.3 Sq M

For Identification Only. Not to scale.



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