



The Old Smithy Cottage is a 2 bedroom 2 reception room dwellinghouse located in a rural but not isolated setting enjoying stunning views over the rolling countryside. The property is situated in a large corner plot with grass lawn, mature trees and shrubs, storage sheds and off road parking. Full double glazing and electric storage heating throughout. EPC =

Features:

- ✓ Coal Fire
- ✓ Electric Storage Heating
- ✓ Full Double Glazing
- ✓ Large Garden
- ✓ Parking
- ✓ Sheds

Entrance Porch:-

Upvc entrance door to porch. Double glazed windows. Tiled floor. Wood/glass panelled door to living room.

Living Room: 16' 3" x 19' 7" (4.95 x 5.95)

Original range style open fire with ovens. Carpet to floor. Shelved cupboard to fireplace wall. Double glazed windows to front and rear. 2 x storage heaters. Telephone socket. T.V. point. 5 double sockets. Cupboard housing electric meter and fuse box. Central heating controls. Large storage cupboard with access to loft space housing water tank and boiler.



Kitchen: 14' 1" x 8' 6" (4.30 x 2.60)

Steps down into dining kitchen. Fitted floor and wall units. Stainless steel sink and drainer. Cooker hood. Tiled splashbacks. Double glazed window. Storage heater. 4 double sockets. 1 single socket. Cooker point. Spot lights to ceiling. Plumbed for washing machine. Rear door to patio and garden.

Sitting Room: 12' 6" x 16' 2" (3.80 x 4.90)

Open fire set in stone built hearth and surround with shelved recess. Laminate floor. Double glazed windows to front and rear. Storage heater. Wall lights. 4 double sockets. T.V. point.





Bedroom 1: 13' 3" x 9' (4.05 x 2.75)

Carpet to floor. Built-in cupboard with hanging space. Double glazed window to front. Storage heater. 1 double socket.

Inner Hallway:-

Carpet to floor. Steps down to toilet and bathroom area with tiled floor and storage heater.

Bedroom 2: 16' 3" x 12' 1" (4.95 x 3.65)

Carpet to floor. Double glazed windows to front and rear. Built-in double wardrobe with top box storage. Built-in shelved cupboard. Storage heater. 3 double sockets. 1 single socket.



Toilet:-

Wash hand basin. W.C. Tiled floor. Double glazed window to side.

Bathroom: 8' 4" x 7' 11" (2.55 x 2.40)

Fully tiled floor and walls. Bath. Wash hand basin with cupboard below. Separate shower cubicle with bi-fold door. Wall mounted fan heater.

Outside:-

To the front is a gravelled area with paved walkway. Mature shrubs. Stone wall with small picket fence above. Small wrought iron gate leads to road.

To the side are wrought iron entrance gates and concrete driveway leading to large wooden outbuilding clad with corrugated tin. Parking area for vehicles. Small timber storage shed. Corrugated tin shed. Large lawn area with mature trees/bushes and a burn running through it. Patio area at rear door. Outdoor water tap. The rear garden is bound partially with a stone dyke and partially with post and wire fencing.



Address

The Old Smithy Cottage
Steele Road
Newcastleton
Roxburghshire
TD9 0SQ

Amenities:

Mains electricity. Private water supply and private septic tank drainage. B.T. connection

Extras:

All blinds, carpets and floor coverings throughout the property are included in the sale price.

Council Tax

Band

Entry:

Vacant possession

Price

Offers Over £170,000

Viewing:

Through the selling agent Stevenson & Johnstone

Tenure:

Freehold