



**Land East of Keleden,
Ednam**
TD5 7QE

Offers Over £135,000



Cullen Kilshaw are delighted to present onto the market this generous building plot which extends to around 1/3 acre, situated in the quiet village of Ednam and enjoying a south facing aspect with excellent countryside views. Planning permission is in place for the erection of a large 5 bedroom detached dwelling with detached double garage with room above. Mains services and drainage are situated nearby and the developer contribution has been paid by the vendor. Early viewing advised in order to avoid disappointment.



Land East of Keleden, Ednam

TD5 7QE

Offers Over £135,000

Location:

Ednam is a popular village which lies around 2 miles distant from the town of Kelso. It has a well regarded primary school and village hall, centred around which is a good community spirit, in addition to a post office facility. Nearby 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 shopping, educational and recreational facilities, the latter including National Hunt Racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. Ednam also benefits from being situated on a main bus route making Kelso easily accessible.

The Plot:

The plot is situated in an excellent location, south facing, boasting superb views over the surrounding countryside and to the Cheviot Hills. It extends to around 1/3 acre although extra land may be available by separate negotiation.

Services:

Mains services including gas, electric, telephone and drainage are positioned within comfortable reach of the plot but have not been connected.

Planning:

Full planning permission has been granted for the erection of a detached 5 bedroom (4 with en-suite) dwelling which also includes a large double garage with additional room above. Full details can be obtained from Scottish Borders Council using reference 18/01770/FUL

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Kelso Call 01573 400399

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

OnTheMarket.com

rightmove

spc
scotland

b'spc

e'spc