

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Cheviot View, Lempitlaw, Kelso

TD5 8BN

Guide Price £385,000



Cullen Kilshaw are delighted to present onto the market this extremely attractive dwelling which lies some 5 miles distant from the town of Kelso, benefiting from stunning open views to the rear over the Borders countryside and to the Cheviot hills. The property is presented throughout in immaculate order, boasting a particularly spacious and versatile layout; ideally suited to those searching for a well presented family home which is ready to move into. Outside, there are generous gardens in addition to a double garage and drive ensuring there is ample private parking.



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Ground Floor
Entrance Hall
Downstairs WC
Lounge
Dining Room
Dining Kitchen
Utility Room
Sitting Room

First Floor
Bedroom One with En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom

Outside
Generous gardens
Stunning View
Double Garage & Drive
Oil fired central heating
Double Glazing



Location

Lempitlaw is a small hamlet around 5 miles from the nearby town of Kelso in stunning Borders countryside. 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, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

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

Services:

Mains water and electricity, private drainage. Oil fired central heating. Double Glazing.

EPC:

D

Council Tax Band:

F

Viewing:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement. Early entry available.



Interested in this property?
Kelso
Call 01573 400399

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 186.8 sq m / 2011 sq ft

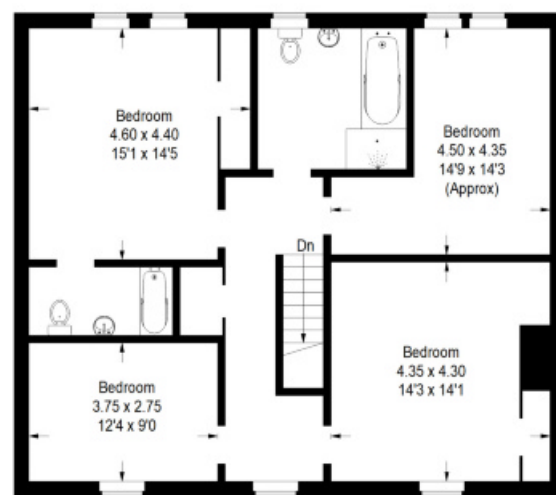
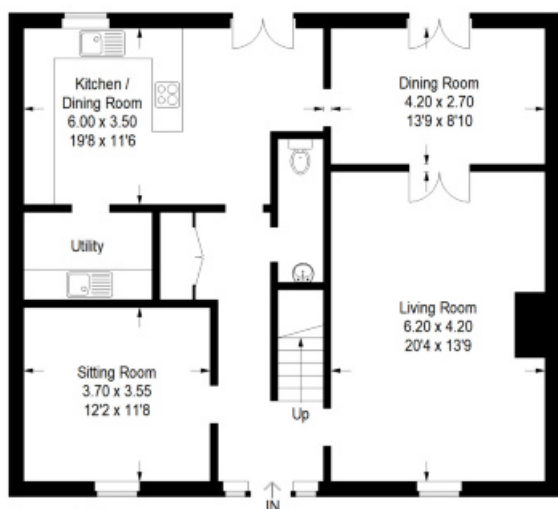


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.