



## 1 DUNBRAE COTTAGES

TOWN YETHOLM, KELSO TD5 8RF

*A desirable end terraced traditional dwellinghouse situated within the popular village of Town Yetholm and enjoying a lovely open outlook.*

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A desirable end terraced traditional dwellinghouse situated within the popular village of Town Yetholm and enjoying a lovely open outlook. Yetholm lies at the Northern end of the Pennine Way and is popular with walkers and nature lovers. It is also a short distance from the River Bowmont and fishing permits are available locally. The SCHLOSS Roxburghe Golf Course is approximately 9 miles away, Kelso Race Course is also 9 miles. 1 Dunbrae Cottages lies 22 miles (35 mins) approximately from the East Coast main railway at Berwick-upon-Tweed and several beautiful beaches.

Bright and spacious accommodation comprises:- Entrance Porch, Hall, Livingroom, Dining Kitchen, Cloakroom/WC, 2 Double Bedrooms and Bathroom. There are enclosed low maintenance gravelled gardens to the front and side and a private enclosed courtyard to the rear with paved patio and garden shed. The property benefits from electric storage heating and full double glazing which does not need modernising, and is being offered for sale with all fitted carpets, flooring, curtains, blinds and light fittings.

There is a large floored attic space which may offer future development potential with the necessary consents.

**ACCOMMODATION:**

A glass porch/vestibule at the side with tiled floor leads into a small hallway which gives access to all rooms on the ground floor.



**HALL: 2.04m x 2.04m**

With cupboard containing electric meters. Coat hooks. Wall lighting. Tiled floor.

**LIVINGROOM: 6.16m x 3.98m**

Bright and spacious livingroom with picture windows to front and side giving a lovely open outlook. Vertical blinds. Feature fireplace with coal effect electric fire, tiled hearth and mahogany surround and mantel. TV aerial. Telephone point. Electric storage heater. Centre light fittings. 3 double power points. Attractive pine staircase to upper floor. Fitted carpet. An inner hall off the livingroom with shelved storage cupboard and fitted carpet leads to a cloakroom.

**CLOAKROOM/WC: 1.57m x 1.45m**

With frosted glass window to rear. White WC and wash hand basin with tiled splashback. Electric storage heater. Vinyl flooring.

**KITCHEN: 4.57m x 2.71m**

Spacious dining kitchen with window to rear and roller blind. Stainless steel sink unit with drainer. Excellent range of fitted base and wall units with contrasting worktops and tiling between. Electric cooker point. Plumbed for washing machine and tumble drier. 3 double and 2 single power points. Electric storage heater. Spot lighting. Vinyl flooring. Patio doors to rear courtyard.

**UPPER FLOOR:**

Reached by an attractive pine staircase off the livingroom with open balustrade, skirtings and handrails. 1 single power point. Fitted carpet.

**LANDING: 3.64m x 1.04m**

Giving access to all rooms on the upper floor. Large shelved storage cupboard. 1 single power point. Telephone point. Hatch to large attic space which has the potential to convert into additional accommodation.

**BATHROOM; 2.43m x 2.32m**

With frosted glass window to rear and roller blind. Coloured suite comprising WC and pedestal wash hand basin both with tiled splashbacks. Bath with electric shower, curtain and co-ordinating tiling. Heated towel rail. Fitted carpet.

**BEDROOM 1: 4m x 3.5m**

Bright and spacious double bedroom with picture window to front giving a lovely open outlook. Double fitted wardrobe with hanging rail, shelving and pine louvred doors. Shelved airing/linen cupboard. Electric storage heater. 3 double power points. Ornate glazed window to landing. Fitted carpet.

**BEDROOM 2: 3.71m x 2.79m**

Double bedroom with window to rear giving a lovely open view towards "Staerough". Double fitted wardrobe with hanging rail and shelving. Electric storage heater. 3 double power points. Fitted carpet.

**OUTSIDE:**

There is an enclosed courtyard at the rear which is accessed via a wooden gate at the side with paved patio and garden shed.

**GARDENS:**

The property has enclosed gardens to the front and side which are laid with red chipped gravel for ease of maintenance.

**GENERAL:**

1 Dunbrae Cottages is a desirable end terraced dwellinghouse situated in a good location within the village and has a lovely open outlook. Although in need of some cosmetic upgrading the property, which was the former village Police Station, would be an ideal starter home or for rental investment and holiday letting.

**SERVICES:**

Mains water, drainage and electricity are connected.

**BURDENS:**

Council Tax – Band D EPC Rating – E44

**VIEWING:**

Strictly by appointment through the selling agents.

**ENTRY:**

By negotiation.





These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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