

TAITS

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1 ORMISTON MAINS FARM COTTAGE KELSO TD5 8LD

A desirable detached single storey traditional bungalow situated in a quiet and secluded rural location. Whilst the property would now benefit from upgrading and modernisation it offers spacious family sized living with scope for extending if required, subject to the necessary consents. Bright accommodation comprises:- Entrance Hall, Livingroom, Sun Porch/Conservatory, Kitchen, 2 Bedrooms and Bathroom. An extensive mature garden surrounds the property with detached single timber garage and a range of outside stores. The property benefits from solid fuel central heating and partial double glazing.



ACCOMMODATION

ENTRANCE HALL: 5.21m x 1.34m (at widest)

A timber door at the rear of the property opens into the hall which in turn gives access to all rooms. Window to rear overlooking the garden with deep display sill. Smoke alarm. C/h radiator. 1 single power point.

LIVINGROOM: 4.4m x 4.12m

Spacious room with windows to front and rear overlooking the gardens and deep display sills. Traditional fireplace with open coal fire, tiled hearth and surround/mantel. TV aerial. Telephone point. 2 double and 2 single power points. C/h radiator. Corner display cabinet with glass door. Doors leading to kitchen and hall.

KITCHEN: 4.91m x 3.07m

Spacious kitchen with windows to side and rear. Roller blinds. Stainless steel sink unit with drainer. Range of fitted base and wall units with contrasting worktops. Electric cooker point. C/h radiator. Plumbed for washing machine. 2 double and 3 single power points. Smoke alarm. Vinyl flooring. Hatch to storage space. Glass door leading to sun porch/conservatory.

SUN PORCH/CONSERVATORY:

A single glazed aluminium sun porch/conservatory with windows to front and a door out to the garden.

BEDROOM 1: 4.47m x 2.38m

Bright double bedroom with window to front overlooking the garden and a deep display sill. Range of built in drawers and fitted wardrobes with hanging rails and shelving. C/h radiator. 2 double power points.

BEDROOM 2: 3.30m x 2.13m

Bright bedroom with window to front overlooking the garden and a deep display sill. C/h radiator. 2 single power points.

BATHROOM: 3.43m x 1.62m

Spacious bathroom with large velux window to front giving an abundance of natural light. Pale blue suite comprising WC, pedestal wash hand basin with mirror above and bath. Display shelving. C/h radiator.

GARDENS:

There is an extensive mature garden to the front, side and rear of the property which is fully enclosed and has a range of lawns, established shrubs, fruit bushes and trees. There is also a range of outside stores and a single detached timber garage.

SERVICES:

Mains water and electricity are connected. Drainage is private to a septic tank. The property has a solid fuel heating system.

BURDENS:

Council Tax – Band C
EPC Rating – F29

Owners of the property are liable for a share of the maintenance and upkeep of the private road leading to the property.

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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