

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



The Old Reading Room, 8 Main Street, Eccles TD5 7QP

Guide Price £180,000



Situated within the quiet and peaceful village of Eccles, The Old Reading Room is a delightful semi-detached cottage with wonderful views to open countryside from the rear. The deceptively spacious property has been extended to the rear and offers a flexible layout, all on one level, with many pleasing features including a generous garden, large garage/workshop, large drive and additional private parking to the front. Early viewing of this lovely property is an absolute must to fully appreciate and avoid disappointment.



The Old Reading Room, 8 Main Street, Eccles

TD5 7QP

Guide Price £180,000

Hall
Lounge
Dining Kitchen
Two Double Bedrooms
Rear Hall
Bathroom

Gas Central Heating
Double Glazing

Generous Garden
Drive to Side & Rear
Additional Private Parking to Front
Garage/Workshop



Location

Eccles is a pretty Borders village which is located on the B6461 linking Kelso with Berwick-Upon Tweed. Situated amidst rolling Borders countryside, the village has a church with a wider range of amenities found in nearby Kelso.

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.

Nearby Coldstream and Duns also offer a further range of amenities.

Fixtures and Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Kelso
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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 every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62011

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.