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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Thorneydykes Farm House, Westruther

TD3 6NG

Fixed Price: £380,000



Set in a most idyllic, rural yet accessible location, Thorneydykes Farm House is a substantial detached family home that boasts an abundance of attractive features throughout that should appeal to potential purchasers. Although the property would benefit from a degree of renovation and modernisation throughout, it is the perfect opportunity for the purchaser to create their ideal family home which is situated within the catchment areas for both primary and secondary education - most notably within the Earlston High School catchment area



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GROUND FLOOR

Hallway, Family Room, Lounge, Kitchen, Office Space, Sun Room, Bathroom, Utility Room, Two Store Rooms

FIRST FLOOR

Landing, Master Bedroom, En-suite, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Attic (fully floored)

EXTERNAL

Large, private surrounding garden with driveway.



Situation:

Westruther is a picturesque village on the B6465, on the lower slopes of the Lammermuir Hills, in former Berwickshire. Westruther is located approximately 8 miles from Gordon, 13 miles west of Earlston, 14 miles north of Kelso and around 34 miles south of Edinburgh and is home to a well regarded primary school as well as a fantastic community. Additional places nearby include Duns , Greenlaw , the Lammermuir Hills , Longformacus and the Watch Water Reservoir.

Description:

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Fixtures and Fittings:

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

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Melrose office on 01896 822796.

EPC:

F

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Value:

£380,000.00

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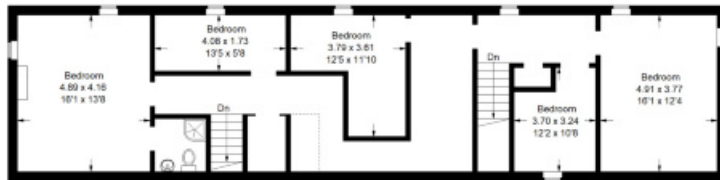
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Thorneydyke Farmhouse, Westruther

Approximate Gross Internal Area = 289.4 sq m / 3115 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans4jackets.com © 2021 (E0761355)

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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.