

**Kelso**  
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## **Bernmaur, Eckford, Kelso,**

TD5 8LG

**Offer Over: £475,000**



Bernmaur is a most impressive detached bungalow located in the sought after, picturesque village of Eckford, Kelso. With three double bedrooms all of which have en-suites, one further smaller bedroom/study, WC and two reception rooms this is the perfect home for the larger family, those looking to move to a rural yet accessible location or those who would benefit from having one storey living accommodation.



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## INTERNAL

Hallway,

Living Room 6.55 x 5.70m

Dining Room 4.70 x 4.45m

Kitchen 5.40 x 3.60m

Utility Room 3.40 x 2.00m

WC

Master Bedroom 5.10 x 3.40m

Shower Room

Bedroom Two 5.80 x 3.85m

En-suite

Bedroom Three 4.75 x 3.30m

En-Suite

Study 3.30 x 2.30m

## EXTERNAL

Large surrounding gardens, well maintained, private and enclosed.  
Sweeping driveway and two garages.



**Situation:**

Eckford is a small village located between the larger towns of Kelso and Jedburgh in the Scottish Borders. 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 Flemishstyle 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.

**Description:**

Bernmaur is a most impressive detached bungalow located in the sought after, picturesque village of Eckford, Kelso. With three double bedrooms all of which have en-suites, one further smaller bedroom/study, WC and two reception rooms this is the perfect home for the larger family, those looking to move to a rural yet accessible location or those who would benefit from having one storey living accommodation. Decorated in neutral tones throughout, Bernmaur boasts an abundance of attractive features that should appeal to potential purchasers including the high ceilings, good quality fixtures and fittings as well as a superior level of internal storage. Externally, the property benefits from a substantial surrounding garden that has been maintained impeccably throughout the years as well as a private driveway and a double detached garage that affords the property with impressive off-street parking as well as the potential to have an office space outside of the main residence. In addition to this, the property also has a back-up generator which means that Bernmaur would never be without power in the event of a shortage. Presented in fantastic condition, Bernmaur is a truly stunning home and viewings come highly recommended.

**Fixtures and Fittings:**

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

**Services:**

Mains, electricity, water and drainage.

**EPC:**

C

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Kelso office on 01573 400399.

**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.





**Bernmaur, Eckford, Kelso, TD5 8LG**

Approximate Gross Internal Area = 183.8 sq m / 1978 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. [www.rightmove.co.uk/property-portal/agents/cullenkilshaw](https://www.rightmove.co.uk/property-portal/agents/cullenkilshaw) © (0784554)

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

Also At:  
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Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
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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.