

Kelso
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Bumble Cottage, Main Street, Leitholm

TD12 4JL

Guide Price £310,000



Located within the quaint village of Leitholm, Bumble Cottage is an attractive and deceptively spacious end-terraced family home. The property offers flexible and versatile accommodation throughout and benefits from an abundance of attractive and additional features including four bedrooms, en-suite, shower room & bathroom, lounge, dining kitchen, utility room and the fantastic family/garden room to the rear with French doors leading out to the immaculate landscaped garden to the rear. The garden really is a lovely feature of this property and there is a garage/workshop set to the end providing off street parking and a storage space. Viewing of this lovely property is an absolute must.



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Vestibule
Lounge
Dining Kitchen
Utility Room
Shower Room
Large Family/Garden Room
Upper Hall
Master Bedroom with En-Suite Shower Room
Three Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Landscaped Private Garden
Garage/Workshop



Location

Leitholm village is conveniently located for easy access to the nearby towns of Duns, Kelso and Coldstream, all of which offer a wide range of recreational and shopping facilities. Berwick-Upon-Tweed, with its main-line railway station, is approximately 15 miles away. Leitholm has a busy pub, The Plough, which serves delicious meals and also newspapers and a few essential supplies. In the village, there is a mobile Post Office and mobile Bank, mobile Library and several vans supplying various foods. Primary school education is available in the nearby village of Swinton whilst secondary schooling is well catered for at the state of the art High School in Duns. The area offers many fine walks, attractions and golf courses and the dramatic Berwickshire coastline is also within easy reach.

Garage:

The garage/workshop at the end of the garden requires permission for access from the neighbour which is currently a gentleman's agreement.

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

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

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Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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