

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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St Aidan's Manse, Main Street, Morebottle

TD5 8QQ

Guide Price £385,000



St Aidan's Manse is a substantial detached dwelling located in the sought after village of Morebottle. Formerly the manse house to the neighbouring church, St Aidan's is tucked away from view hence enjoying a particularly private aspect with open views over the fields to the rear. The accommodation is generous and, although it does require modernisation, it offers tremendous scope and benefits from many attractive traditional features. It is set upon a generous plot, providing gardens to the front, side and rear, with the added benefit of three outbuildings which could be used for a variety of purposes.



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Ground Floor:

Entrance Hall

Lounge

Dining Room

WC

Kitchen/Diner with Raeburn

Pantry/larder

First Floor:

Master Bedroom with En-Suite

Three Further Bedrooms

Box Room

Bathroom

Generous Gardens

Three Outbuildings

Off Street Parking



Location:

Morebattle is an attractive rural village lying around seven miles south of the Abbey town of Kelso, beside the River Kale. The village has a grocer's shop, and outreach Post Office, Village Hall, Butcher Shop, Church, and the excellent Templehall Hotel, providing everyday amenities with a wider range of shops available in Kelso. Morebattle has its own primary school with secondary schooling available at nearby Kelso High School. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Morebattle.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Electric heating.

EPC:

F

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

G

Entry:

By mutual agreement.



Interested in this property?
Kelso
Call 01573 400399

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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 = 219 sq m / 2357 sq ft



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