

**Kelso**

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## 23 Main Street, Heiton, TD5 8JR

**Offers Over £165,000**



23 Main Street is a pretty end terraced cottage located in the heart of this small village, enjoying a lovely quiet aspect and just a short drive from the nearby town of Kelso. The property needs a little updating but offers superb potential; ideal as an easily managed starter property or also equally suitable as an investment opportunity. The layout is well planned and comfortably proportioned with the lounge, kitchen and bathroom at ground level whilst upstairs there are two good sized double bedrooms. Outside, there is a small area of garden to the front, a further area to the rear and plenty of parking is available on street.



# 23 Main Street, Heiton, TD5 8JR

Offers Over £165,000

Ground Floor  
Entrance Hall  
Lounge  
Kitchen  
Bathroom

First Floor  
Two Double Bedrooms

Gas Central Heating  
Double Glazing

Gardens to front & rear

#### Location

Heiton is a small village which is around 3 miles west of the nearby historic town of Kelso. It enjoys a lovely rural setting which is within comfortable reach of many of the surrounding towns and villages. Kelso itself 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 shopping, educational, and recreational facilities, the latter including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. The Waverley rail link, running from Edinburgh to its station at Tweedbank, provides quick and easy access to Edinburgh city centre and can be reached in around a 30 minute drive. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed, with its mainline railway station, and 70 miles north of Newcastle Upon Tyne.

#### 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. Double Glazing. Gas Central Heating.

#### EPC

D

#### Council Tax

B

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft



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