

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Langrig, Main Street, Gavinton, TD11 3QT

Offers Over £160,000



Langrig is a charming terraced cottage located in the heart of the highly sought after village of Gavinton, enjoying a lovely quiet aspect. Perfect as a primary residence but also ideal as an easily managed holiday home, this attractive property is presented throughout in excellent order with a comfortably proportioned layout comprising a good sized lounge/dining room and modern well equipped kitchen with integrated fridge and dishwasher at ground level, whilst upstairs there are two good sized double bedrooms and a well appointed shower room. There is the added benefit of an allotment garden situated further into the village and a separate garage which is located off the green.



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Ground Floor
Entrance Hall
Lounge/Dining Room with multifuel stove
Kitchen including integrated fridge & dishwasher

First Floor
Two Bedrooms
Shower Room

Gas Central Heating

Allotment garden located off South Street
Garage located off the village green



Location

Gavinton is a friendly and charming conservation village centred around an attractive village green. It lies in a lovely rural area approximately 2 miles from the nearby town of Duns, where there can be found a very good range of amenities including shopping, recreational and educational facilities, the latter including a newly refurbished primary school and a state of the art secondary school. Within Gavinton itself is a well used village hall which provides a focal point for many village events and activities. Other nearby towns are within comfortable reach, with Berwick Upon Tweed approximately 15 miles away, Kelso around 17 miles away and Edinburgh can be reached within around 45 miles.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating. Multifuel stove in the lounge.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



Interested in this property?
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 = 61.5 sq m / 662 sq ft

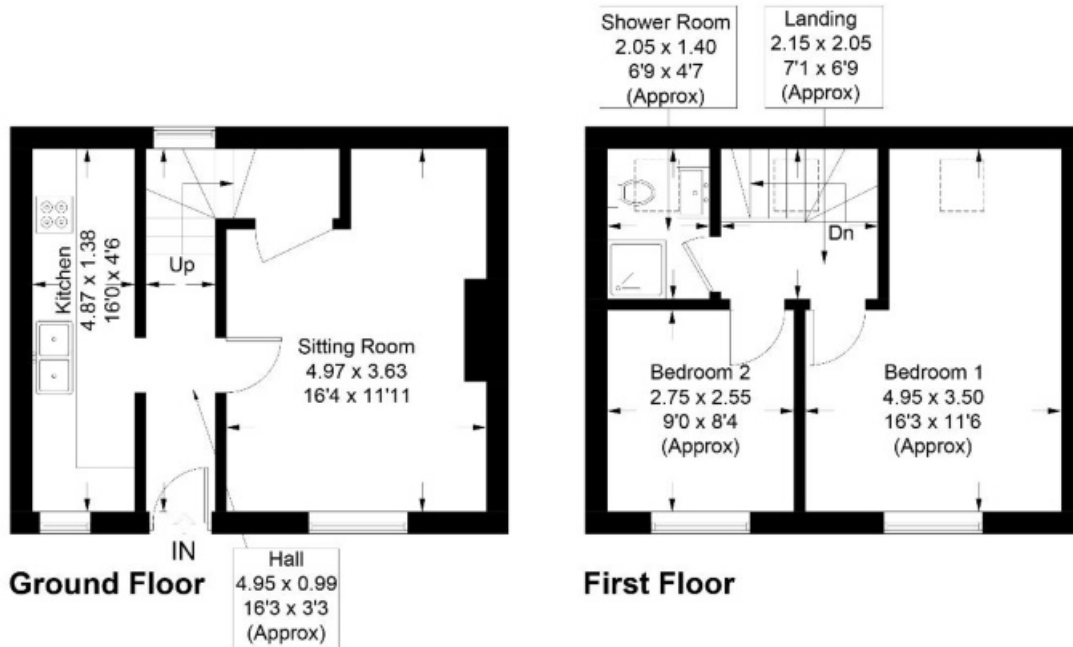


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1058528)

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.