

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 The Meadow, Stichill

TD5 7TG

OIRO £365,000



4 The Meadow is an individually designed, south facing three bedroom detached bungalow with a detached garage on a large half-acre plot - a rare find in the beautiful village of Stichill, famous for its natural waterfall, the Stichill Lynn. A key feature of this property is the stunning, uninterrupted view of the Cheviots - probably one of the best views in the county! The spacious property would benefit from a degree of upgrading but offers the potential to form an ideal family home in a great location. Benefiting from an abundance of attractive and additional features including a flexible layout, large impressive conservatory, an extremely generous garden to the front, side and rear, quality greenhouse, detached garage and large drive, in addition to the private setting with no windows overlooked by neighbouring properties. Viewing of this lovely property is essential to fully appreciate.



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Hall
Lounge
Dining Kitchen
Conservatory
Utility Room
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Garden
Greenhouse
Detached Garage
Drive



Location

Stichill is a pretty Borders village lying in countryside noted for its scenic beauty and fantastic opportunities for walking, cycling, horse riding, fishing and many other country pursuits. The location of the village allows for a fairly straightforward commute to the outskirts of Edinburgh (around 50 minutes), easy access to Kelso and a good road network to the other main Borders towns. The Borders Rail link with Edinburgh terminates at Tweedbank which is within comfortable driving distance. Primary schooling is available in Ednam as well as Kelso. Secondary schooling is in Kelso where a new high school has recently been built. Kelso is one of the most popular towns in the Scottish Borders and has a good selection of local shops, Sainsbury's supermarket and an excellent range of social and sporting facilities including a race course, ice rink, swimming pool, bowling club and golf course. The town sits at the confluence of the Rivers Tweed and Teviot and is noted for its fishing, large Flemish-style market square, and the remains of one of the great Border Abbeys.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

EPC

D

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
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
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 129 sq m / 1388 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1033098)

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