

**Kelso**

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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## 1 Orchard Cottages, Wooden, Kelso, TD5 8HG

**Guide Price £185,000**



1 Orchard Cottages is an attractive semi-detached cottage, situated in a pleasant rural setting amongst a small hamlet of similar properties, enjoying a lovely countryside setting yet just a short distance from nearby Kelso. The property enjoys pleasant views of the surrounding countryside and is set upon a generous plot providing gardens to the front, side and rear as well as a drive. Internally, the layout is comfortably proportioned, featuring a spacious lounge/kitchen with ample space for dining, two good sized bedrooms and a well appointed bathroom. It is presented in good order, ensuring it could easily moved into, and is perfectly suited to those searching for accommodation on one level. Early viewing comes highly advised.



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Accommodation:  
Entrance Hall  
Open Plan Lounge/Kitchen with wood burning stove  
Two Bedrooms  
Bathroom

Generous gardens surrounding  
Driveway

Oil fired central heating  
Double Glazing



### Location

Kelso 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 facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

### Fixtures & Fittings

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

### Services

Mains water and electricity. Drainage to septic tank. Double Glazing. Oil fired central heating.

### EPC

E

### Council Tax Band

B

### Viewing

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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 = 63.6 sq m / 685 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1069831)

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