

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Cliftonhill Farm Cottages, Ednam, Kelso, TD5 7QE

Guide Price £185,000



Close to the picturesque village of Ednam, 4 Cliftonhill Farm Cottages is a charming three bed terraced cottage offering a perfect blend of character and modern living. The south-facing property offers a peaceful and convenient lifestyle in a beautiful rural setting, boasting stunning views of the Cheviot Hills to the front and Hume Castle to the rear. The highly regarded Ednam Primary School is just a short walk away, making this the ideal property for a family. The cottage is maintained to a high standard throughout and benefits from photovoltaic panels supplying electricity, hot water and a guaranteed index-linked income for the next 11 years. There are spacious garden grounds to both the front and the rear, providing ample outdoor space for relaxation and enjoyment. A shared driveway provides off-road parking for one car which, together with convenient on-street parking at the front of the property, adds to the practicality of this charming cottage. Early viewing is recommended to avoid disappointment.



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Ground Floor:
Entrance Porch
Hall
Lounge
Dining Kitchen
WC / Utility Room

First Floor:
Three Double Bedrooms
Shower Room

Gas Central Heating
Solar Panels
Double Glazing

Front & Rear Garden
Shared Driveway
On-Street Parking



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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

EPC

B

Council Tax Band

C

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 = 100 sq m / 1076 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179296)

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.