

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Whitsome Crofts, Whitsome

TD11 3NG

**Guide Price £420,000**



Nestled amidst the rolling hills of beautiful Berwickshire, this delightful 4/5 bedroom detached property offers a unique blend of character, space and versatility. Thoughtfully extended over time, the home provides flexible accommodation to suit a variety of lifestyles, whether you're looking for a spacious family residence, a peaceful retreat, or a home with room for hobbies and guests. A highlight of the property is the lovely sunroom on the first floor, where you can relax overlooking the garden. The property boasts well-proportioned living space with a mix of charming traditional features and modern touches. Externally, there is a large garden to the rear, offering ample space for relaxation and entertaining. Additional features include a garage, workshop, sheds, pond and summerhouse. The generous driveway accommodates at least three cars. With its stunning views, adaptable layout, and tranquil rural setting, this wonderful home is a rare opportunity to embrace country living and early viewing is strongly recommended to avoid disappointment.



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#### GROUND FLOOR:

Porch  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Cloakroom/WC  
Downstairs WC  
Office/Bedroom

#### FIRST FLOOR:

Sun Room  
Four Bedrooms  
Bathroom  
Shower Room  
Oil Fired Central Heating  
Double Glazing

Large Garden  
Workshop  
Sheds  
Garage  
Drive  
Summerhouse



### Location

Nestled in the heart of picturesque Berwickshire, Whitsome is a charming village, located approximately 8 miles from Duns, 10 miles from Berwick-upon-Tweed and 45 miles from Edinburgh. Primary schooling is available in the nearby villages of Swinton and Chirnside and secondary education at Duns High School. Whitsome boasts a range of essential amenities, including a village shop for your daily needs, a post office, and the vibrant Whitsome Ark, a purpose-built community centre that serves as a hub for social gatherings and activities. More comprehensive facilities can be found in the surrounding towns or in Berwick-upon-Tweed where there is access to the east coast rail link and also the main A1 trunk road.

### Fixtures & Fittings

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

### Services

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

### EPC

D

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

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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



### Whitsome Crofts, Whitsome

Approximate Gross Internal Area = 211.9 sq m / 2281 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169584)

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.