

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Everly Way, Swinton

TD11 3FN

Guide Price £540,000



3 Everly way is a stunning, newly built four-bedroom detached family home in the charming village of Swinton. Constructed in 2023 by the renowned builders Hudson Hirsell, this exceptional property offers high-specification finishes throughout, showcasing top of the range appliances and exquisite attention to detail. The spacious interior includes a large lounge, an impressive dining kitchen, four bedrooms and five bathrooms, ensuring both comfort and convenience. Externally, the home boasts a double garage with utility area, a large enclosed private garden and a spacious driveway. With breathtaking views over the Berwickshire countryside, this is a truly rare opportunity to own a premium home in an idyllic setting. Early viewing of this stunning property is essential to avoid disappointment.



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GROUND FLOOR:

Vestibule
Hall
Lounge
Dining Kitchen
Double Bedroom with En-Suite Shower Room
WC

FIRST FLOOR:

Master Bedroom with Dressing Room & En-Suite
Second Bedroom with Dressing Room & En-Suite
Double Bedroom
Bathroom with Separate Shower

Air Source Heating
Solar Panels
Double Glazing
Alarm System

Large Garden
Double Garage with Utility Area & Electric Door
Double Drive



Location

The rural village of Swinton is located in the heart of stunning Berwickshire - around 12 miles from Berwick-Upon-Tweed, 12 miles from Kelso, 6 miles from Duns and 6 miles from Coldstream. Swinton is a small but friendly village and has a range of local amenities including the Wheatsheaf Hotel & Restaurant, Swinton Primary School as well as a church, village hall, great countryside walks. The nearby town of Coldstream has a thriving high street and offers an excellent array of local amenities which include a local supermarket and shops, restaurants and takeaways and public houses. Further amenities and services can be found in Berwick-Upon-Tweed, including M&S, Tesco, and Asda. Berwick is also on the main east coast rail line and offers regular services to both Edinburgh and London. Berwickshire is arguably one of the most beautiful and unspoilt corners of Scotland and as well as glorious scenery, the area has a huge amount to offer in the way of lifestyle and culture.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Air source heating, solar panels, double glazing.

EPC

B

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

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

Also At:
Galashiels, Tel 01896 758 311
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



3 Everly Way, Swinton, TD11 3FN

Approximate Gross Internal Area = 208.0 sq m / 2239 sq ft
(Excluding Garage)

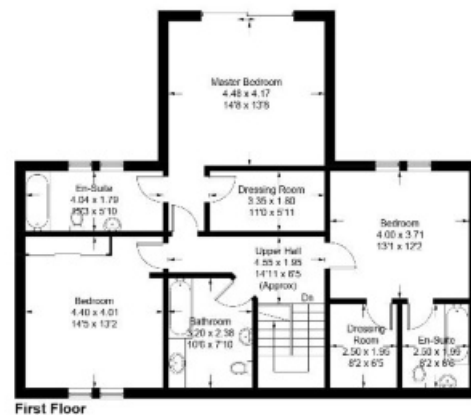


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1171751)

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.