

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Craig Cottage, Town Yetholm, TD5 8RG

**Guide Price £260,000**



This charming terraced cottage is nestled in the picturesque village of Town Yetholm, offering a surprisingly spacious layout that combines comfort and functionality. The inviting lounge features a cosy wood burner, perfect for relaxing evenings, while the versatile downstairs bedroom/study provides flexibility. The well planned kitchen, complete with patio doors leading to a lovely enclosed private garden, is ideal for entertaining and benefits from a large walk-in pantry. Upstairs, you will find two generously sized bedrooms, one with superb storage provided by fitted wardrobes, and a well-appointed bathroom, ensuring ample space for family or guests. The garden is one of the most notable features, highlighted by an original well, offering a tranquil retreat, while the large detached garage/workshop, currently utilised as a studio, presents endless possibilities for hobbies or additional storage. With stunning open views of the surrounding countryside, this cottage is a perfect blend of rural charm and modern convenience, making it an exceptional opportunity for your next home.



# Craig Cottage, Town Yetholm, TD5 8RG

**Guide Price £260,000**

Ground Floor:  
Entrance Hall  
Lounge with wood burner  
Dining Room  
Modern kitchen with walk-in pantry  
Utility/Downstairs WC  
Third Bedroom/Study

First Floor:  
Two Double Bedrooms  
Bathroom

Oil fired central heating system  
Double Glazing

Enclosed Garden  
Detached Studio/Garage



### Location

The rural village of Town Yetholm is situated around 7 miles from Kelso, and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, hotel, garage, butcher and general store. There are numerous village societies and group activities, with three well used public hall venues. Secondary education and a wider range of shopping facilities are available in Kelso. The area has lots to offer for those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots. Edinburgh and Newcastle can both be reached in around an hour.

### Fixtures & Fittings

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

### Services

Mains drainage, water and electricity. Double Glazing. Oil fired central heating.

### EPC

D

### Council Tax Band

C

### Viewings

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



**Craig Cottage, High Street, Town Yetholm, TD5 8RG**

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1182472)

Full members of:

