

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1 Eden Road, Smailholm, Kelso TD5 7PQ

**Guide Price £200,000**



Situated in the picturesque and historic village of Smailholm, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and countryside charm. The property features spacious living areas, providing the perfect setting for those seeking easy, single-level living. Externally, there are private garden grounds with stunning south-facing views towards the iconic Cheviot Hills, making this property an ideal choice for those looking to downsize while enjoying a peaceful, rural setting. On-street parking is available at the front of the property. Early viewing recommended.





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Accommodation:

Lounge  
Kitchen  
Hall  
Two Double Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing

Private Garden Grounds to the Front, Side and Rear  
Two Detached Stores, Summer House, Timber Shed  
& Greenhouse  
On-Street Parking





### Location

Smailholm is a thriving and popular village located five miles from Kelso and also within easy driving distance of Melrose and Galashiels, both of which provide excellent shopping and recreational facilities. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 20 minutes, and the A68 is within easy reach. All in all, this is a lovely rural location in which to reside, appealing to those with a penchant for a country lifestyle, but who need to be in easy reach of major routes and amenities. The village is renowned for its stunning, scenic countryside, considered among the most beautiful in the Scottish Borders. The village is also home to a close-knit community, with the Village Hall serving as its social heart. This strong sense of community further enhances the village's appeal, making it an ideal place to live.

### 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

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  
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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



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Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

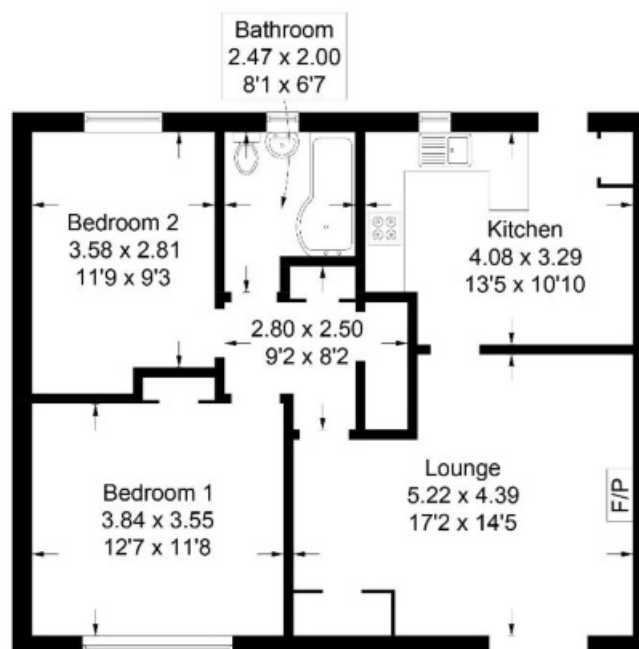


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1186143)

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.