

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Van Fleet, Allanton

TD11 3JZ

Guide Price £335,000



Designed by the current family in 1980, Van Fleet is a substantial five-bedroom detached home set within a generous plot in the heart of the picturesque village of Allanton. Boasting spectacular views over the surrounding Berwickshire countryside, the property offers a peaceful rural setting with easy access to nearby towns such as Duns and Berwick-upon-Tweed. While the property would benefit from some modernisation, it is presented in neat and tidy order throughout and offers excellent potential for a new owner to create a wonderful family home. Outside, the large garden features a summerhouse, shed, and greenhouse, as well as a driveway with private parking for several cars. The charming village of Allanton offers a welcoming community, a popular inn, and lovely walks, making this an ideal home for those seeking space, tranquillity, and convenience in a truly beautiful setting.



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Hall
Lounge
Side Porch
Dining Room
Dining Kitchen
Utility Room
Downstairs WC
Office/Bedroom
Upper Hall
Four Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Generous Garden
Greenhouse
Summerhouse
Shed

Garage
Drive



Location

Allanton is a charming and peaceful village nestled in the picturesque Berwickshire countryside in the Scottish Borders. Surrounded by rolling farmland and scenic landscapes, it offers a relaxed rural lifestyle while still being conveniently located for access to nearby towns such as Duns and Berwick-upon-Tweed. The village is home to a strong sense of community and boasts a popular country inn, a village hall, and beautiful walks along the River Whiteadder. With its tranquil setting, friendly atmosphere, and easy access to both coast and countryside, Allanton is an ideal location for those seeking a slower pace of life in a truly idyllic environment.

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

E

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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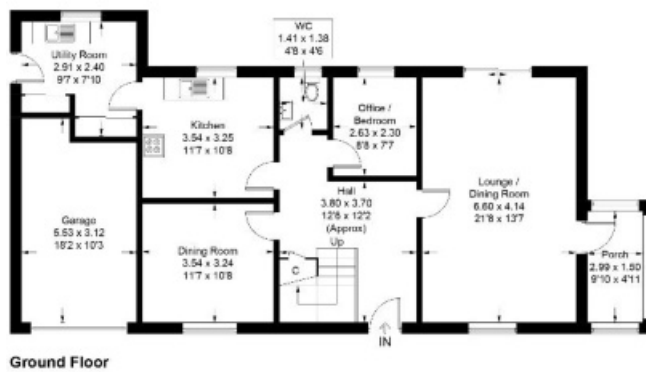
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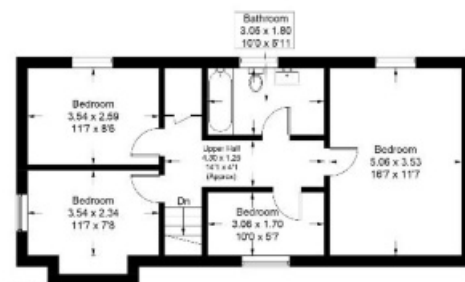


Van Fleet, Allanton

Approximate Gross Internal Area = 152.1 sq m / 1637 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 168.0 sq m / 1808 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1202517)

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.