

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Rowan, 2 Main Street, Whitsome

TD11 3NB

**Guide Price £160,000**



Rowan is a charming terraced cottage which is located in the heart of the picturesque village of Whitsome. It has recently been completely refurbished throughout to a very high standard, ensuring it is truly ready to move into, and would perfectly suit those searching for an easily managed starter property or lock up and go holiday home. The layout is surprisingly spacious, featuring a well proportioned lounge complete with wood burning stove, a large dining kitchen which is the real focal point of the home; kitted out with modern units and boasting patio doors out to the rear garden. Also at ground level is a contemporary shower room, whilst upstairs there is a generous double bedroom and a smaller storage/box room. Externally, there is a good sized enclosed rear garden which benefits from a lovely open aspect.





# Rowan, 2 Main Street, Whitsome

TD11 3NB

**Guide Price £160,000**

Ground Floor  
Entrance Hall  
Lounge with wood burning stove  
Dining Kitchen  
Shower Room

First Floor  
Double Bedroom  
Box/Storage Room/Office

Enclosed rear garden

Electric central heating  
Double Glazing



### 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 with 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Double Glazing. Electric Central Heating with new boiler.

### EPC Rating

D

### Council Tax Band

A

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Galashiels,	Tel 01896 758 311
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Kelso,	Tel 01573 400 399
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### Rowan, 2 Main Street, Whitsome, TD11 3NB

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft

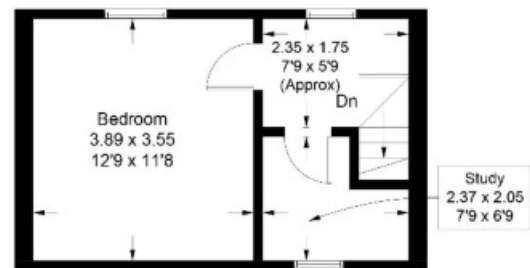


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237489)

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.