

Kelso

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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**3 Eden Road,
Smailholm, Kelso,
TD5 7PQ**

Guide Price £200,000



Situated in the peaceful village of Smailholm, just a short drive from the popular town of Kelso, this attractive semi-detached bungalow offers well-presented accommodation in a delightful rural setting. The property comprises a bright and spacious lounge/dining room, a well-appointed kitchen, a generous conservatory, two comfortable double bedrooms and a modern shower room. The layout is ideal for those seeking single-level living in a quiet yet accessible location. Externally, the home is set within generous garden grounds to the front, side and rear, with lovely open views to the rear that enhance the sense of space and tranquillity. Of particular note is the charming summerhouse, offering a perfect retreat or hobby space, in addition to two useful outhouses providing excellent storage. On-street parking is available to the front of the property. Viewing is highly recommended to fully appreciate all that this property has to offer.



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Accommodation:
Lounge/Dining Room
Conservatory
Kitchen
Two Double Bedrooms
Shower Room

Wood Burning Stove
Double Glazing

Private Garden Grounds to the Front, Side & Rear
Summer House, Two Garden Stores & 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 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.

EPC

F

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
77.7 sq m / 836 sq ft

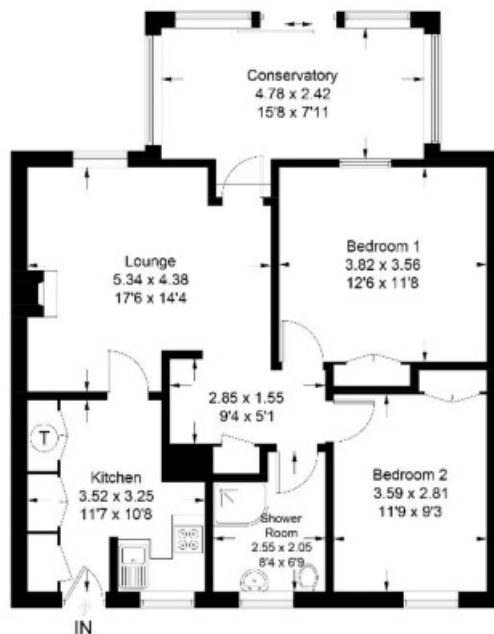


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1235701)

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.