



1 ROSE COTTAGE

MAIN STREET, MOREBATTLE TD5 8QG

This end terraced cottage is centrally located in the charming village of Morebattle.



Whilst in need of upgrading and modernisation it has great potential as a family home with a mature garden to back and side. Accommodation comprises: Ground floor: Entrance vestibule, Hallway, Lounge, Dining Room, Bathroom, Kitchen. Upper floor: Bedroom, Box Room, Study. Oil fired CH.

LOCATION:

Morebattle is surrounded by beautiful countryside and farmland. This popular village in the foothills of the Cheviots is located approx. 4 miles from Yetholm and around 8 miles from Kelso. Local facilities include a general store and a village hall. There is a primary school in the village and secondary schooling can be found in Kelso where you will also find excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf, including the magnificent Roxburghe Championship Golf Course, Swimming, Rugby, Cricket, Tennis, Bowls and Fishing.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Main door into an entrance vestibule with patterned tiled flooring and the inner doorway leads in to the main hallway. Storage cupboard/Pantry.

LOUNGE: 5.25m x 4.63m

Spacious lounge with window to the front of the house. Electric fire with brick surround. Storage cupboard.

DINING ROOM: 3.14m x 3.8m

Features a traditional multi compartment stove. Large window overlooking rear garden.

KITCHEN: 2.1m x 2.86m

Fitted wall and base units with contrasting worktops and tiled splashback. Stainless steel sink with mixer tap. Electric cooker and fridge. Part glazed door leading to back garden.

BATHROOM: 1.5m x 2.75m

Fitted with a white 3 piece suite containing WC, wash hand basin and bath with electric shower over. Laminate flooring. Frosted glass window.

FIRST FLOOR:

BEDROOM: 4.27m x 4.9m

Generous master bedroom with window to front of the house.

BOX ROOM: 2.58m x 1.83m

With window to side of the house.

STUDY: 1.26m X 3m

Ideal for use as a home office space. With window to side of the house.

OUTSIDE/GARDEN AREA:

The garden is mainly laid to grass with a paved pathway leading from the front gate at the side of the house to the back door. Features mature fruit trees, shrubs and pots. Shed. Greenhouse. Coal bunker/Store. The external central heating boiler is also located within the garden as is the oil tank serving the system.

WORKSHOP/STORE:

Useful stone built store attached to side of house with space for storing garden equipment, tools, etc.

GENERAL:

All carpets, curtains, blinds & light fittings are included.

SERVICES:

Mains water, drainage, and electricity are connected. Oil fired central heating.

BURDENS:

Council Tax – Band B EPC Rating – E

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

By negotiation.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the house have not been checked by the selling agents.



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