



## THE LODGE, OLD GRADEN, YETHOLM, KELSO, TD5 8BU



- QUIET RURAL LOCATION
- DOUBLE GLAZING THROUGHOUT
- CENTRAL HEATING
- LOG BURNING STOVE IN LOUNGE
- EXTENSIVE ENCLOSED GARDEN
- GARAGE AND OFF-ROAD PARKING

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# THE LODGE, OLD GRADEN, YETHOLM, KELSO, TD5 8BU



## DESCRIPTION

A two bed single storey lodge in a quiet rural location. It benefits from central heating and double glazing throughout, and a log burning stove in the lounge. It has an extensive enclosed garden, garage, and off-road parking. The Lodge is only a ten minute drive to Kelso with its historic Abbey and Floors Castle, and a wide selection of nationally and locally branded shops, and other amenities.

## ACCOMMODATION

### ENTRANCE & HALL

The front door opens into a vestibule. A second attractive half glass panel door opens into the hall off which sit the lounge, two double bedrooms, and the bathroom.

### LOUNGE

The lounge is a bright, spacious, warm, and welcoming room, with a large picture window allowing in ample daylight. The focal point of the room is the traditional style log burning stove set in a magnificent red brick surround and hearth. A central heating radiator is also fitted in the room.

### DINING KITCHEN

This is a well-proportioned room with modern fixtures and fittings, and two large windows which allow in generous amounts of daylight. It is a bright functional workspace with ample space to accommodate a full dining table set in addition to kitchen fixtures and fittings. The wood laminate worktop has an integral double composite kitchen sink and four ring electric hob, and space for free standing white goods. A Rayburn Royal cooker is also fitted in the room. The walls behind the worktop and the Rayburn cooker are tiled. The floor of the room is also fully tiled. Generous storage is provided by wall and floor mounted units in addition to a large built in storage cupboard. A second door leads to a rear vestibule which accommodates a large walk-in shelved storage cupboard with electric light, and a door which leads to the back garden.

### BEDROOMS

The lodge has two double bedrooms, one which overlooks the side of the house, and the other the front. Both have ample capacity to accommodate free standing bedroom furniture in addition to a bed, and the one overlooking the side of the house benefits from a large double door wardrobe with additional storage.

### BATHROOM

The bathroom is bright and spacious with modern fixtures and fittings, and accommodates a white suite of bath, toilet, and wash basin. It also accommodates a free standing vanity unit and a large walk-in shelved

storage cupboard with electric light. The walls of the room are fully tiled, and a central heating radiator is fitted in the room.

## OUTSIDE

An extensive and fully enclosed garden surrounds the house with a mix of grass and gravelled paths. It accommodates a brick built garden store and a wooden garden shed. A detached garage is located just outside the garden along with off-road parking.

## SERVICES

Mains water, electricity, oil fire central heating and double glazing throughout. Council Tax Band 'C'.

## EXTRAS

All fixtures and fittings are included in the sale. Any electrical appliances including white goods included in the sale are sold without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

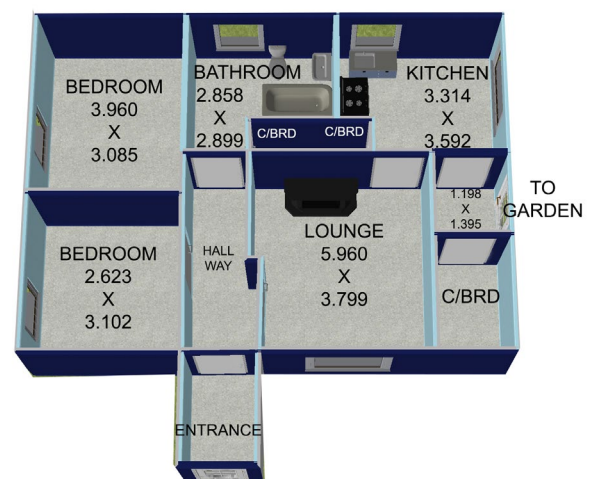
Interested parties wishing a copy of the Home Report for this property should apply to Douglas Gilmour & Son, Solicitors, 20 Market Place, Selkirk, TD7 4BL. T: 01750 720271. E: selkirk@douglasgilmour.co.uk.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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