



NO 1 COTTAGE, STICHILL ROAD EDNAM, TD5 7QQ

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This semi-detached house is located in the peaceful and sought after village of Ednam. Ground floor: Entrance hall, Lounge with Conservatory off, Dining Kitchen, Shower Room/WC, Utility room. First floor: 3 double bedrooms, family bathroom with WC/wash hand basin, bath with shower over. Front and rear gardens. Driveway with private parking. GCH. DG.

LOCATION:

The village of Ednam lies 2 miles north of Kelso on the B6461 and is situated by the River Eden. Facilities include a primary school, village hall and Church. Ednam is popular with families in part due to the local primary school but equally popular with those seeking a peaceful village setting conveniently within easy reach of the town of Kelso.

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style Town Square. There are excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. 16 miles to Tweedbank for the Borders Railway for an easy commute to Edinburgh.

GROUND FLOOR:

ENTRANCE VESTIBULE/ UTILITY ROOM: 2.12m x 1.77m

With entrance from front door this useful space currently houses white goods. Could also be used as a cloak/boot room. Laminate flooring.

LOUNGE: 5.48m x 4.52m

Spacious living area tastefully decorated with grey carpet and feature wall. Decorative white fire surround and black marble hearth. Sliding doors lead to;

CONSERVATORY: 2.79m x 3.43m

Warm and sunny additional space with door to decking area. Laminate flooring.

DINING-KITCHEN: 4.7m x 2.46m

Excellent range of fitted, modern wall and base units with contrasting worktops and splashback. Stainless steel sink with mixer tap. Space for dining table and chairs. Washing machine. Electric cooker. Laminate flooring.

SHOWER ROOM/WC: 1.06m x 2.66m

Enclosed Shower Cubicle with overhead shower. White W.C & wash hand basin with tiled splashback. Roller Blind. Laminate flooring.

FIRST FLOOR:

BEDROOM 1: 4.14m x 4.95m

Large double with window overlooking front garden. Carpet & curtains, ceiling light with fan 3 Large storage cupboards/ wardrobes .

BEDROOM 2: 3.35m x 2.69m

Double with carpet & roller blind.

BEDROOM 3: 4.91m x 2.69m

Double bedroom with alcoved dressing area/wardrobe space.

BATHROOM: 2.18m x 2.1m

Fitted with white suite containing a WC, wash hand basin, and bath with shower over.

OUTSIDE/GARDEN AREA:

The rear of the house is accessed via a private driveway providing car parking, leading to area laid to lawn and raised timber decking with seating. Garden Shed. The front garden is mostly laid to lawn with paved pathway from gate to back door.

GENERAL:

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

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band C EPC Rating – D

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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