

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



16 Deanfield Court Town Yetholm

Kelso, TD5 8RW

Guide Price £140,000



Situated in the picturesque village of Town Yetholm, this well-presented three-bedroom semi-detached home offers an ideal opportunity for families, couples, or those seeking a quieter rural lifestyle. The accommodation is in good order throughout and includes a bright and spacious lounge, a well-appointed kitchen and a rear vestibule, along with two double bedrooms, one single bedroom and a shower room. The property enjoys garden grounds to the front, side, and rear, with the rear garden providing a pleasant space to relax or enjoy the outdoors. Within easy reach of local amenities, schooling and stunning countryside walks, this attractive home perfectly blends village charm with day-to-day convenience. Early viewing is highly recommended to fully appreciate all this lovely home has to offer.



16 Deanfield Court Town Yetholm

Kelso, TD5 8RW

Guide Price £140,000

Ground Floor:
Entrance Hall
Lounge
Kitchen
Rear Vestibule

First Floor:
Landing
Three Bedrooms
Shower Room

LPG Central Heating
Double Glazing

Garden Grounds to the Front, Side and Rear
On-Street Parking



Location

The charming rural village of Town Yetholm, located just seven miles from Kelso, boasts a vibrant and welcoming community. Residents enjoy a range of excellent local amenities, including a primary school, post office, church, hotel, garage, butcher and general store. Town Yetholm thrives with numerous societies and group activities, supported by three well-maintained and frequently used public halls. The surrounding area is a haven for outdoor enthusiasts, offering exceptional opportunities for fishing on the River Tweed and scenic walks across the Cheviot Hills.

For secondary education and a broader selection of shopping options, the nearby town of Kelso is easily accessible. With Edinburgh and Newcastle reachable within approximately an hour's drive, Town Yetholm perfectly balances peaceful countryside living with convenient access to city amenities.

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. LPG Central Heating.

EPC

E

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
Email: kelso@cullenkilshaw.com

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
Tranent,	Tel 01875 611211



16 Deanfield Court, Town Yetholm, Kelso, TD5 8RW

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

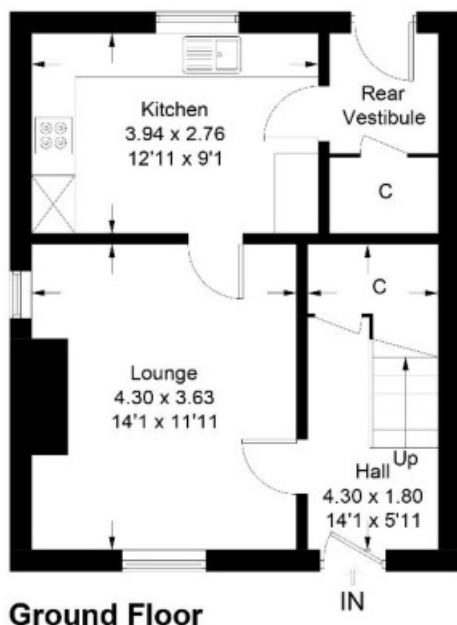


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249653)

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.