

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Sonoma, South Street, Gavinton, TD11 3QS

Guide Price £170,000



Sonoma is a charming terraced cottage, located in the heart of the village of Gavinton. Combining traditional character with modern comfort, the property features an entrance vestibule, a spacious open-plan lounge and dining room with a solid fuel stove, kitchen, three bedrooms and a bathroom. Externally, there is a generous private garden to the rear and convenient on-street parking to the front. This lovely home offers a fantastic opportunity for those seeking village living with easy access to local amenities and transport links. Viewing is highly recommended to fully appreciate the charm and potential this property offers.



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Ground Floor:
Entrance Vestibule
Open Plan Lounge & Dining Room
Inner Hallway
Kitchen
Utility Room

First Floor:
Landing
Three Bedrooms
Bathroom

Gas Central Heating
Single & Double Glazing

Rear Garden
On-Street Parking



Location

Gavinton is a friendly and charming conservation village, centered around an attractive village green. It lies in a lovely rural area, approximately 2 miles from the nearby town of Duns, which offers a very good range of amenities, including shopping, recreational, and educational facilities. The latter includes a newly refurbished primary school and a state-of-the-art secondary school. Within Gavinton itself is a well-used village hall, which serves as a focal point for many local events and activities. Other nearby towns are within comfortable reach, with Berwick-upon-Tweed approximately 15 miles away, Kelso around 17 miles away and Edinburgh about 45 miles away.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, gas and electricity.
Single & Double Glazing. Gas Central Heating

EPC

D

Council Tax Band

C

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



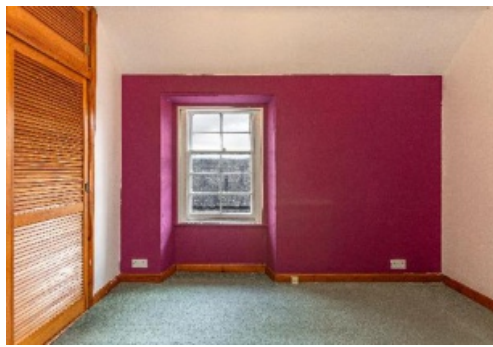
Interested in this property?
Call 01573 400399

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



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Approximate Gross Internal Area = 91.0 sq m / 979 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1253926)

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.