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Church View, Main Street, Kirk Yetholm, Kelso, TD5 8PF

Guide Price £280,000



Church View is a charming mid-terraced cottage in the picturesque village of Kirk Yetholm, offering an excellent opportunity for investors, second-home buyers, or those seeking a peaceful retreat. Currently a successful holiday let, the property has the potential to continue generating income or could easily be adapted for a variety of uses. Internally, the cottage boasts generously sized rooms, including a spacious entrance hall, comfortable lounge, separate dining room and a well-equipped kitchen. There are three bedrooms, including a master with ensuite shower room, plus a family bathroom. Externally, the property enjoys private garden grounds to the rear, with a lovely patio area accessible from both the kitchen and dining room. On-street parking is available at the front, offering convenience for both residents and guests. Viewing is highly recommended to fully appreciate the appeal and potential of this property.



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Ground Floor: Hall Lounge Dining Room Kitchen

First Floor:
Landing
Double Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

LPG Heating Double Glazing

Rear Garden On-Street Parking





Location

The property is situated in the quiet village of Kirk Yetholm which is some 7 miles distant from the nearby Abbey town of Kelso. The village itself is at the end of the Pennine Way and, as such, is a popular spot for walkers with the Border Hotel just a stone's throw from the property serving quality local fayre. Just over the bridge in Town Yetholm there is a well-stocked village shop incorporating a post office, garage, deli and The Plough Hotel, also serving quality food. Nearby 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 facilities in Kelso including supermarkets, town centre shops, and a monthly farmers market held in The Square. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed and 70 miles north of Newcastle-Upon-Tyne.

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. Electric Heating.

EPC

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Viewing

By appointment with the Selling Agent

Entry

By mutual agreement













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Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

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Approximate Gross Internal Area = 132.6 sq m / 1427 sq ft



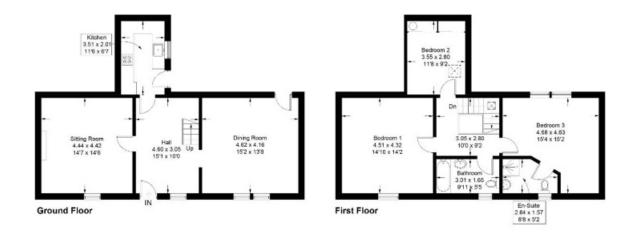


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1258053)

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