

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Mabel's House, 3 Heughhead, Morebattle

TD5 8QN

Guide Price £160,000



Mabel's House is a delightful two-bedroom semi-detached bungalow tucked away in a quiet cul-de-sac in the heart of the sought-after village of Morebattle, enjoying an outstanding far-reaching outlook over the surrounding countryside. Offering surprisingly spacious accommodation including a modern kitchen and contemporary family bathroom, the home also benefits from excellent storage throughout, enhancing its practicality and making it perfect for anyone seeking the ease of single-level living. Outside, a generous low-maintenance garden provides a peaceful private retreat, while residents' parking is conveniently located to the front. Nestled within a friendly village with a strong community and excellent local amenities, surrounded by the beautiful Borders countryside and close to the St Cuthbert's Way, this home offers the perfect blend of tranquillity, practicality, and rural charm.



Mabel's House, 3 Heughhead, Morebattle

TD5 8QN

Guide Price £160,000

Hall
Lounge with Multi-Fuel Stove
Kitchen
Two Double Bedrooms
Bathroom with Underfloor Heating

Electric Heating
Double Glazing

Garden
Residents' Parking



Location

Morebattle is a charming and welcoming village set in the heart of the Scottish Borders, well known for its strong sense of community. The village offers a range of local amenities including a community-run village shop and the Templehall Hotel, a well-used village hall, church and primary school, all of which play an active role in village life and regular events. Ideally situated close to the St Cuthbert's Way, Morebattle provides easy access to some of the region's most scenic walking routes. Despite its peaceful rural setting, the village is within easy reach of nearby Borders towns such as Kelso and Jedburgh, offering a wider range of shops, services and schooling options. Surrounded by beautiful rolling countryside and open farmland, Morebattle offers an ideal balance of rural living, connectivity and a genuinely supportive community spirit.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating with multi-fuel stove, double glazing.

EPC

E

Council Tax Band

B

Viewing

Strictly 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



Mabels House, 3 Heughhead, Morebattle

Approximate Gross Internal Area = 72.84 sq m / 784 sq ft

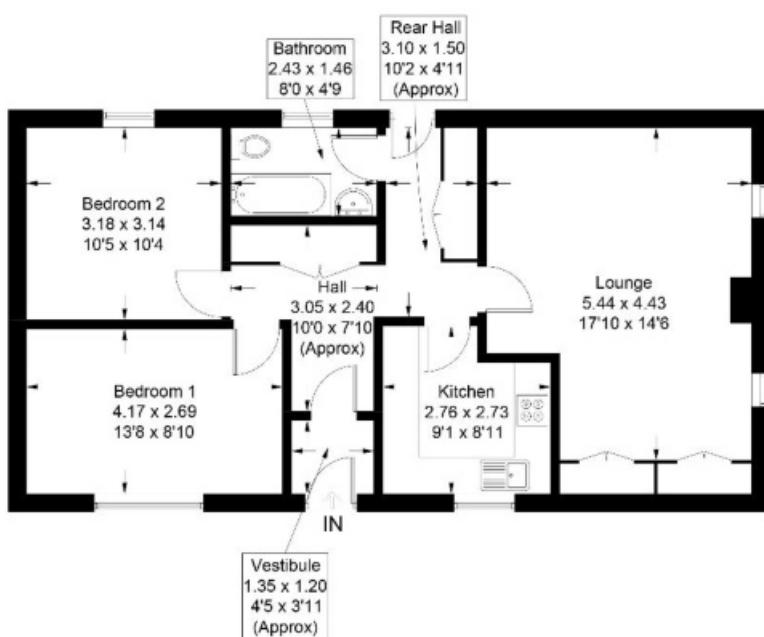


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265255)

Full members of:

