

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Asoth, Craighouse, Near Melrose

TD6 9DU

**Guide Price £265,000**



Asoth is a charming detached split-level bungalow set in a peaceful rural yet accessible location, enjoying breathtaking views towards the Eildon Hills and the surrounding Borders countryside. The property offers spacious and flexible living accommodation, further enhanced by a sustainable biomass heating system and solar panels. To the rear, a versatile area with its own entrance provides additional accommodation which can be easily incorporated into the main house, making it ideal for guests, a home office, or a private suite. Externally, the property is surrounded by generous gardens and includes a timber garage/workshop and garden store, while a driveway provides private parking for several vehicles. Properties of this nature rarely come to the open market and early viewing is highly recommended.



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**MAIN HOUSE:**  
Vestibule  
Hall  
Lounge  
Dining Kitchen  
Boiler Room/Study  
Two Bedrooms  
Bathroom

**ANNEXE:**  
Rear Entrance Hallway  
Hall/Utility Area  
Lounge  
Master Bedroom  
En-Suite Accessible Shower Room

Bio-Mass Central Heating  
Double Glazing  
Solar Panels

Garden  
Detached Garage/Workshop  
Garden Store  
Driveway



### Location

Nestled in the scenic Scottish Borders, Craighouse offers a tranquil rural setting with stunning views across rolling countryside towards the Eildon Hills. Just a short drive from the historic market town of Melrose, residents enjoy easy access to local shops, cafés, restaurants, and the iconic Melrose Abbey. The area is perfect for outdoor enthusiasts, with nearby walking and cycling routes, the River Tweed for fishing and ample opportunities for horse riding. Despite its peaceful setting, Craighouse remains well connected, with excellent road links both north and south and rail services to Edinburgh are available from Tweedbank which is approximately 6 miles away.

### Fixtures & Fittings

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

### Services

Mains, water and electricity. Private drainage to a septic tank. Bio-mass central heating, double glazing, solar panels.

### EPC

D

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 822796**

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**Asoth, Craighouse, Near Melrose**

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft

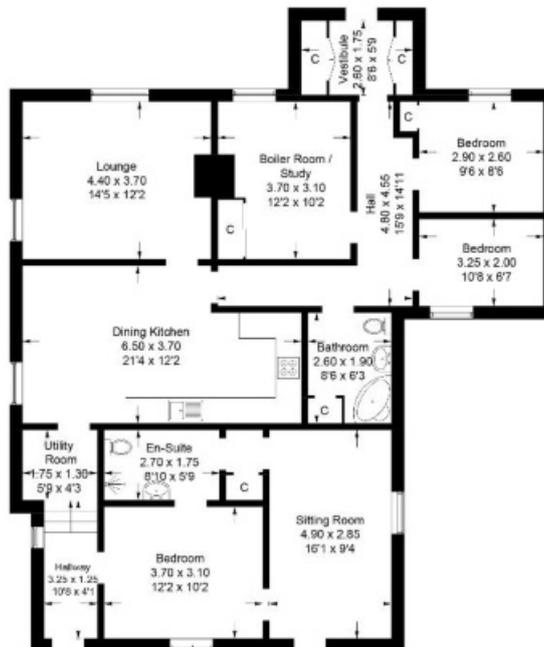


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281855)

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.