

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Cottage Teapot Street Morebattle

TD5 8QH

**Guide Price £140,000**



Nestled in the heart of the charming village of Morebattle near Kelso, this beautifully refurbished one-bedroom terraced cottage offers a perfect blend of comfort and character. Presented in truly move-in condition, the property features a welcoming hall and stairs, cosy lounge, well-appointed kitchen, modern shower room and a spacious double bedroom. The property also benefits from an enclosed rear garden - perfect for relaxing outdoors. Ideal for first-time buyers, downsizers, buy-to-let investors, or those seeking a peaceful holiday retreat. With the renowned St Cuthbert's Way nearby, this delightful cottage is perfectly positioned for lovers of the outdoors, offering easy access to some of the most scenic walking routes in the region.



# The Cottage Teapot Street Morebattle

TD5 8QH

Guide Price £140,000

Hall & Stairs  
Lounge  
Rear Hall  
Kitchen  
Double Bedroom  
Shower Room

Electric Heating  
Multi-Fuel Stove  
Double Glazing

Garden to Rear



### 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

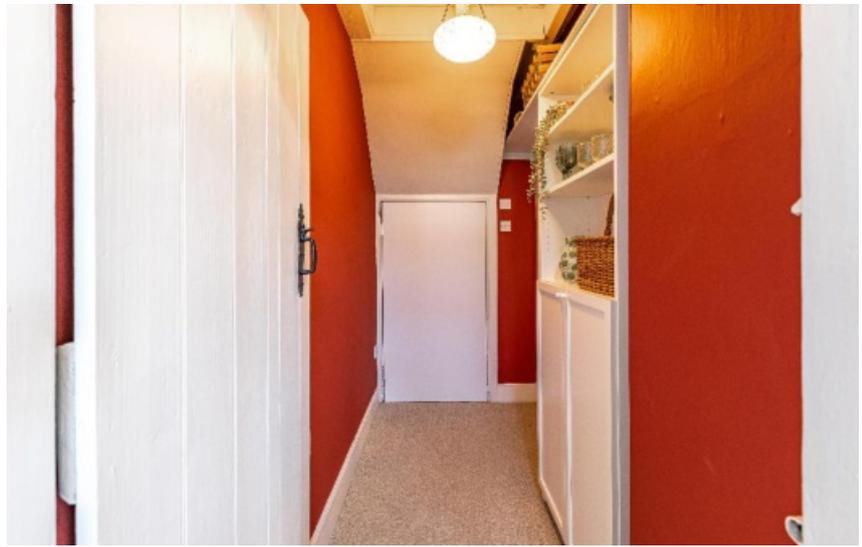
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### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



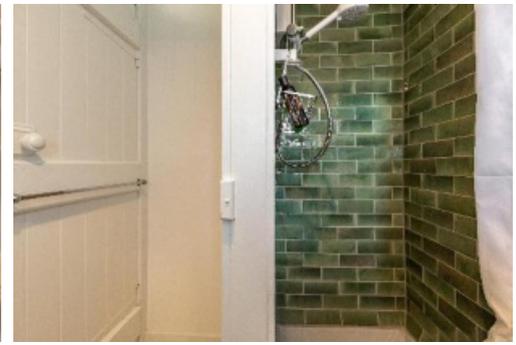
Interested in this property?  
**Call 01573 400399**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**The Cottage, Teapot Street, Morebattle**

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft

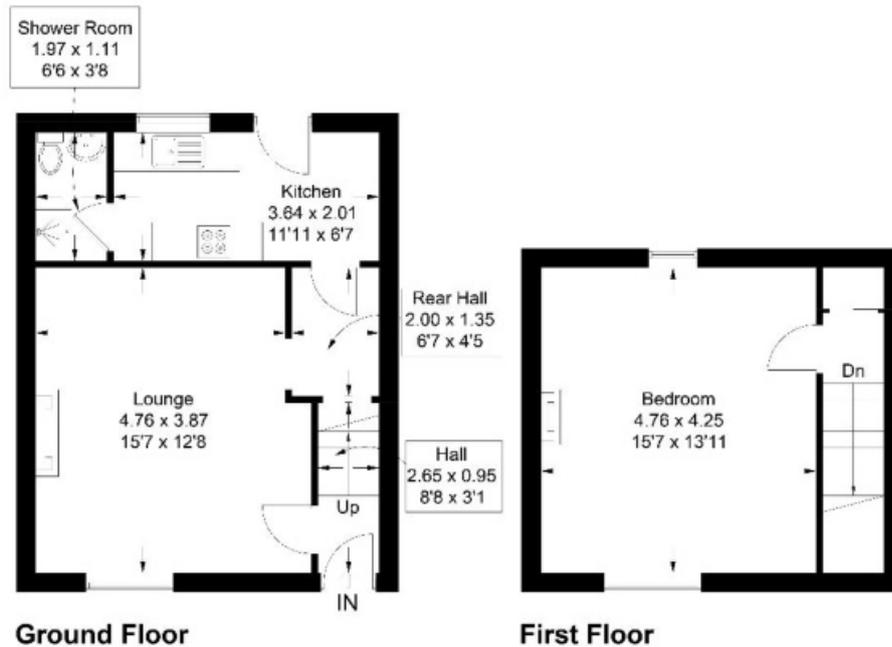


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286031)

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.