

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Easter Softlaw Farm Cottage Kelso

TD5 8BJ

Guide Price £250,000



A beautifully refurbished semi-detached stone-built cottage, set in a peaceful position with lovely open views over rolling Borders countryside. Finished to a high standard by the current owners, the property combines traditional character with stylish, comfortable living, featuring a welcoming hall, bright lounge with wood-burning stove, central hall, well-appointed kitchen, rear hall and porch, bathroom and a double bedroom on the ground floor, with two further double bedrooms and a shower room upstairs. The cottage is further enhanced by LPG gas central heating, double glazing and excellent outdoor space including a garden, summerhouse, shed, wood store and drive. Ideally located for enjoying the tranquillity of rural life while remaining within easy reach of Kelso and the wider Scottish Borders, this charming home combines peaceful countryside living with modern comfort and a delightful rural setting.



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GROUND FLOOR:

Hall
Lounge
Central Hall
Kitchen
Rear Hall
Rear Porch
Bathroom
Double Bedroom

FIRST FLOOR:

Two Double Bedrooms
Shower Room

LPG Gas Central Heating
Wood Burning Stove
Double Glazing

Garden
Drive



Location

Easter Softlaw Farm Cottages are located near the market town of Kelso and enjoy a peaceful rural setting in the heart of the picturesque Scottish Borders, surrounded by rolling farmland and unspoilt countryside. Ideally positioned within easy reach of Kelso's charming amenities, including its historic square, independent shops and riverside walks. The surrounding area is renowned for its gently undulating landscapes, far-reaching views, and rich agricultural heritage. Providing an idyllic environment for those seeking a quieter lifestyle, with excellent access to country pursuits, scenic walking routes and the nearby River Tweed.

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. LPG gas central heating, double glazing.

EPC

E

Council Tax Band

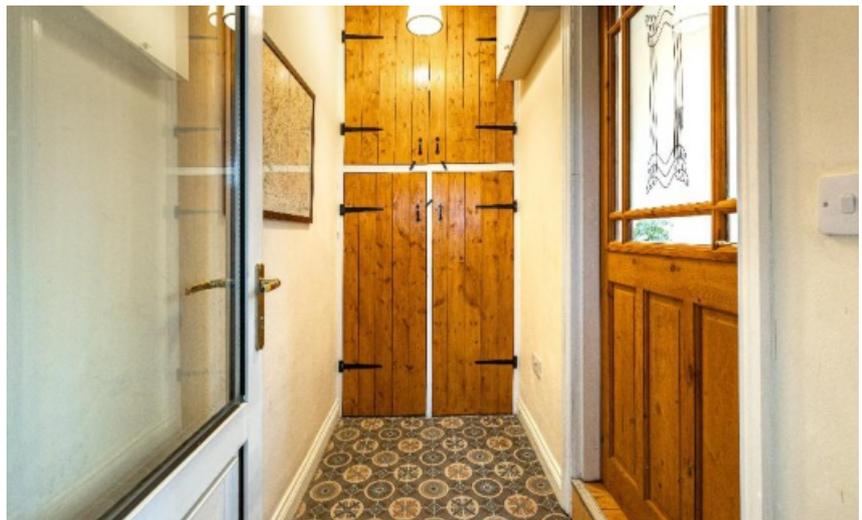
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



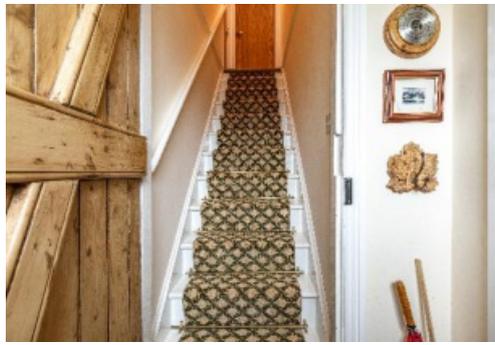
Interested in this property?
Call 01573 400399

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Peebles,	Tel 01721 723 999
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



3 Easter Softlaw Farm Cottage, Kelso

Approximate Gross Internal Area = 99.5 sq m / 1071 sq ft

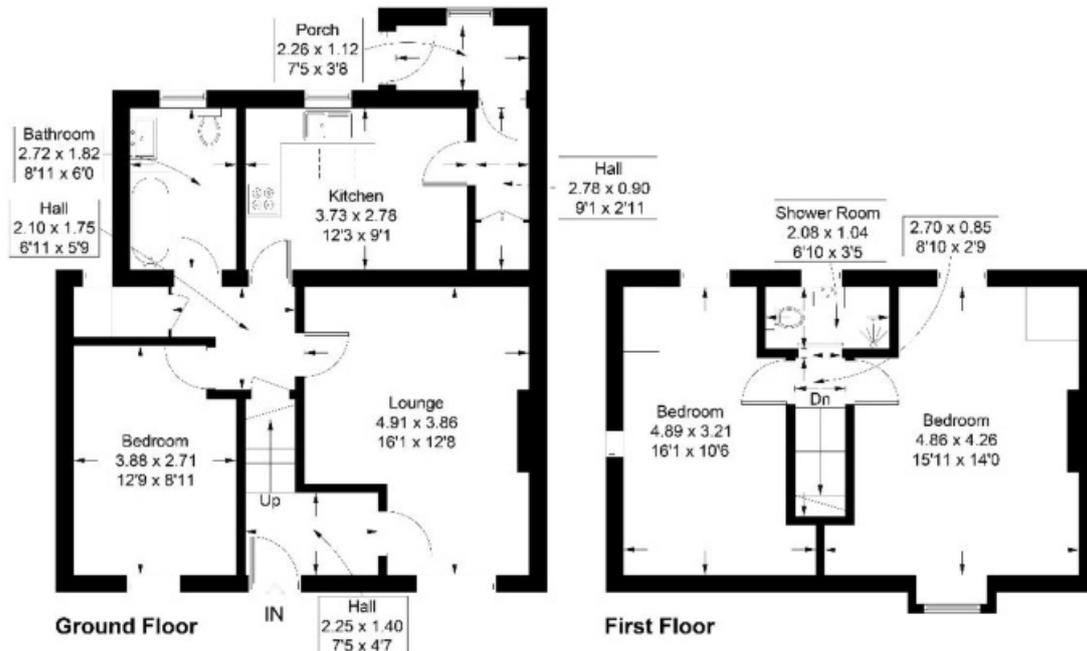


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286030)

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.