

Kelso

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11 Grafton Bank, Town Yetholm

TD5 8SB

Offers Over £230,000



Set in the picturesque village of Town Yetholm, 11 Grafton Bank is a well-presented detached bungalow enjoying stunning open views towards Staerough Hill and rolling Borders countryside. Offering comfortable, well-maintained accommodation throughout, the property comprises: Welcoming entrance hall, extremely bright and spacious lounge, dining kitchen with Aga, master bedroom with large en-suite shower room and walk-in wardrobe, further double bedroom and bathroom. The property also boasts attractive gardens, greenhouse, large garage and a private drive, further enhancing its appeal as a wonderful home for those seeking peaceful village living surrounded by breathtaking Borders scenery. Early viewing essential.



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Hall
Lounge
Dining Kitchen
Master Bedroom with En-Suite Shower Room
Double Bedroom
Bathroom

Oil Fired Central Heating
Double Glazing

Garden
Greenhouse
Large Garage
Drive



Location

Nestled in the heart of the scenic Scottish Borders, Town Yetholm is a charming and picturesque village renowned for its peaceful rural setting, strong sense of community, and stunning countryside surroundings. Situated at the end of the famous Pennine Way and close to the England-Scotland border, the village offers an idyllic balance of tranquillity and outdoor adventure, with excellent walking, cycling, and fishing opportunities right on the doorstep. Despite its rural setting, Town Yetholm benefits from a range of local amenities including a well-stocked community shop and post office, welcoming pubs and eateries, a village hall, garage and visitor facilities that support a thriving year-round community. Characterful period properties, beautiful landscapes and easy access to the nearby market town of Kelso further enhance its appeal, making Town Yetholm a highly desirable location for those seeking a relaxed lifestyle in one of Scotland's most attractive and unspoilt regions.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Oil fired central heating, double glazing. Aga in the kitchen.

EPC

D

Council Tax Band

E

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
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Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

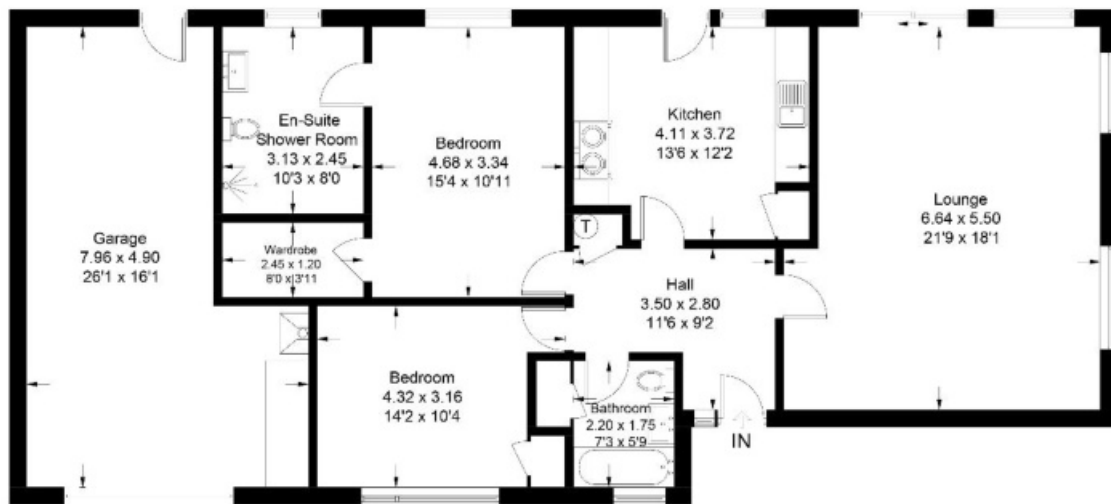
Also At:

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Kelso,	Tel 01573 400 399
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



11 Grafton Bank, Town Yetholm

Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft
Garage = 31.3 sq m / 337 sq ft
Total = 138.4 sq m / 1490 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300626)

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.