

**Kelso**

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## 7 Baillieknowe Farm Cottages, Stichill,

Kelso, TD5 7TB

**Guide Price £135,000**



Occupying a quiet position on the edge of the picturesque village of Stichill, 7 Baillieknowe Farm Cottages is a delightful semi-detached cottage enjoying an attractive setting with far-reaching views towards the Cheviot Hills. Despite its tranquil location, the property is just 3 miles from Kelso, offering the perfect balance of countryside living and convenience. The well-proportioned accommodation comprises an Entrance Hall, Lounge, Kitchen, Double Bedroom and Shower Room, providing comfortable and practical living. Externally, the property benefits from a neatly maintained front garden, private parking and a single garage. An ideal purchase for first-time buyers, those looking to downsize, or anyone seeking a charming home in a desirable village location. Early viewing is highly recommended.

# 7 Baillieknowe Farm Cottages, Stichill,

Kelso, TD5 7TB

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## Accommodation:

Entrance Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Oil Fired Central Heating  
Double Glazing

Front Garden  
Garage  
Driveway



## Situation

Stichill is a pretty Borders village lying in countryside noted for its scenic beauty and fantastic opportunities for walking, cycling, horse riding, fishing and many other country pursuits. The location of the village allows for a fairly straightforward commute to the outskirts of Edinburgh (around 50 minutes), easy access to Kelso and a good road network to the other main Borders towns. The Borders Rail link with Edinburgh terminates at Tweedbank which is within comfortable driving distance. Primary schooling is available in Ednam as well as Kelso. Secondary schooling is in Kelso where a new high school has recently been built. Kelso is one of the most popular towns in the Scottish Borders and has a good selection of local shops, Sainsbury's supermarket and an excellent range of social and sporting facilities including a race course, ice rink, swimming pool, bowling club and golf course. The town sits at the confluence of the Rivers Tweed and Teviot and is noted for its fishing, large Flemish-style market square, and the remains of one of the great Border Abbeys.

## Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

## Services

Mains Drainage, Water and Electricity,  
Double Glazing, Oil Fired Central Heating.

## EPC

E

## Council Tax

A

## Entry

By mutual agreement



Illustration for identification purposes only, measurements are approximate, not to scale. | cullenkilshaw.co.uk | (01373) 400399

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