

Kelso

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The Old Schoolhouse, Eden Road, Ednam

TD5 7QG

Guide Price £420,000



The Old Schoolhouse is a substantial semi-detached family home occupying a generous plot within the sought-after village of Ednam, just a short drive from the popular Abbey town of Kelso. Offering spacious and versatile accommodation, the property comprises a welcoming lounge, dining kitchen, separate dining room or fifth bedroom, shower room. On the first floor there are four bedrooms and a family bathroom, making it ideal for growing families or those seeking flexible living space. While the property would benefit from a degree of modernisation, it presents an exceptional opportunity to create a truly outstanding home, retaining all the character and proportions of the original building. The generous south-facing walled garden is a particular highlight of the property, offering an abundance of outdoor space and complemented by a large patio terrace and detached double garage. To the rear, an enclosed courtyard with two useful external outhouses provides excellent storage and further practical outdoor space. Viewing is highly recommended to fully appreciate the space, potential and wonderful setting this property has to offer.



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Vestibule
Hall
Lounge
Dining Kitchen
Rear Hall
Downstairs WC
Dining Room/Double Bedroom
Shower Room
Three Double Bedrooms
Single Bedroom/Potential Office
Bathroom

Oil Fired Central Heating
Single & Secondary Glazing

Large Garden
Patio Terrace
Rear Courtyard with 2 External Outhouses
Detached Double Garage



Location

Ednam is a charming and highly sought-after village located just two miles from the vibrant market town of Kelso. The village enjoys a strong sense of community, centred around its well-regarded primary school, village hall and post office. Regular bus services provide convenient access to Kelso, making it ideal for those wishing to enjoy the town's excellent amenities. Kelso is widely regarded as one of the most attractive towns in the Scottish Borders, beautifully situated at the confluence of the Rivers Tweed and Teviot and centred around its distinctive Flemish-style market square. The town offers an excellent range of independent shops, cafés, restaurants and supermarkets, together with highly regarded schooling and an extensive choice of leisure facilities, including National Hunt racing, golf, swimming, rugby, tennis, cricket, bowls, curling and renowned salmon fishing on the River Tweed.

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, single & secondary glazing.

EPC

F

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft
Garage / Coal Store & Store = 48.6 sq m / 523 sq ft
Total = 217.4 sq m / 2340 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320119)

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.