

**Kelso**  
Call 01573 400399

**Guide Price £125,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Plot Adjacent To Blenheim Cottage  
2 Main Street, Stichill, Kelso, TD5 7TA**

### Description

An excellent opportunity to acquire a generous building plot extending to approximately 0.22 acres, situated within the desirable village of Stichill, near Kelso. The plot is currently utilised as garden ground and benefits from full planning consent for the erection of a substantial five-bedroom detached house, offering an exciting opportunity to create a spacious family home in a sought-after rural setting. While services are not currently connected to the plot, permission has been granted to connect to the mains water and drainage systems within the village, providing a clear route for future servicing of the property. The approved planning permission, combined with the plot's size and village location, makes this an attractive opportunity for those looking to build a bespoke home in the Scottish Borders.

### Location

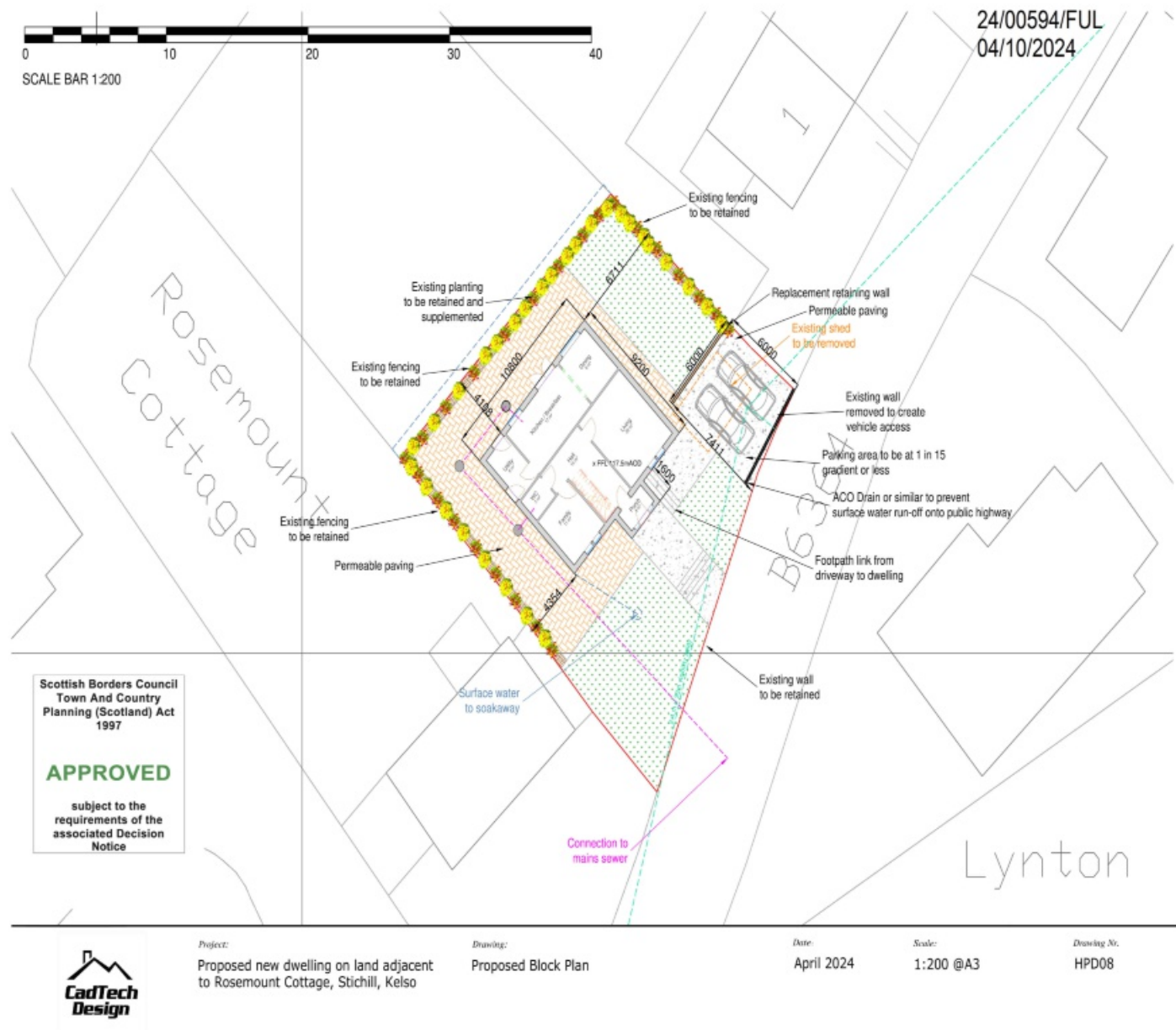
Stichill is a pretty Borders village lying in countryside noted for its scenic beauty and fantastic opportunities for walking, cycling, horse riding, fishing and many other country pursuits. The location of the village allows for a fairly straightforward commute to the outskirts of Edinburgh (around 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.

### Viewing

Visit site or by appointment through the Selling Agents

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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.