

Kelso

Call 01573 400399



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10 Kerchesters Farm Cottages, Sprouston

TD5 8HR

Offers Over £165,000



10 Kerchesters Farm Cottages is a charming two-bedroom end-terraced cottage enjoying a peaceful rural setting surrounded by open countryside, yet within easy reach of the popular Borders town of Kelso. The property offers well-proportioned accommodation with a comfortable lounge, kitchen, two double bedrooms, bathroom and rear porch, along with useful storage space throughout. Externally, there are gardens to both the front and rear, a log store and off-street parking. The surrounding countryside provides a lovely setting for those seeking a quieter lifestyle, while the nearby towns offer a good range of everyday amenities, independent shops, cafés, restaurants and leisure facilities. Viewing recommended.



10 Kerchesters Farm Cottages, Sprouston

TD5 8HR

Offers Over £165,000

Vestibule
Hall
Lounge
Kitchen
Rear Porch
Two Double Bedrooms
Bathroom

Solid Fuel Heating
Single Glazing

Garden Front & Rear
Log Store
Off-Street Parking



Location

Sprouston is a sought-after small village located around 2 miles north east of Kelso and has its own primary school and church. Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Ice Skating, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon Tweed and 70 miles north of Newcastle-Upon-Tyne. The Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Solid fuel heating, double glazing.

EPC

F

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



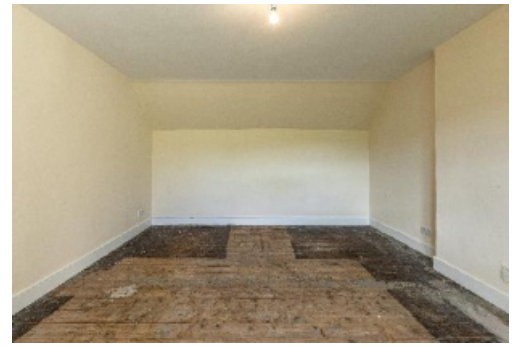
Interested in this property?
Call 01573 400399

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

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



10 Kerchesters Farm Cottages, Sprouston

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336708)

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.