Kelso
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2 Whitehill Farm Cottages

Nenthorn, Kelso, TD5 7RZ

Guide Price £200,000



Enjoying a peaceful semi-rural setting just outside the village of Nenthorn, 2 Whitehill Farm Cottages is a charming two-bedroom mid-terraced cottage boasting stunning views across the surrounding countryside towards the Cheviot Hills. Offering an appealing combination of rural tranquillity and convenient access to the amenities of nearby Kelso, this delightful property will appeal to a variety of buyers seeking a home in a picturesque Borders location. The accommodation is arranged over two floors and comprises an entrance hallway leading to a bright and spacious living/dining room, featuring a gas-fired living flame fire and enjoying wonderful countryside views. The kitchen opens directly onto the rear garden and is fitted with ample floor and wall-mounted units, incorporating a five-ring gas hob, fan oven, integrated fridge/freezer and dishwasher. A separate utility room provides space for a washing machine and tumble dryer. Also on the ground floor is a spacious shower room fitted with an electric shower, together with a versatile study and a large under-stair storage cupboard. On the first floor, the well-proportioned principal bedroom features large built-in wardrobes within the eaves, providing excellent additional storage and enjoys stunning views towards the Cheviot Hills. The second bedroom overlooks the rear garden, while a further large walk-in storage cupboard on the bright first-floor landing offers additional practicality. Externally, the property benefits from a private, low-maintenance rear garden, complete with a summer house, providing an ideal space to relax and enjoy the peaceful surroundings. Off-road parking further enhances the appeal of this attractive cottage. Viewing is highly recommended to fully appreciate the charming accommodation, delightful outdoor space and outstanding countryside setting this appealing property has to offer.



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Ground Floor:
Entrance Hallway
Living Room/Dining Room
Kitchen
Utility Room
Study/Store
Shower Room

First Floor:
Landing
Two Bedrooms

Electric Storage Heating
Double Glazing

Rear Garden
Summer House
Off-Street Parking





Location
Nenthorn is a picturesque village set amidst the beautiful rolling countryside of the Scottish Borders. Offering a peaceful rural setting, it is ideally situated within easy reach of the excellent amenities and recreational facilities available in nearby Kelso.

The surrounding countryside provides plenty of opportunities for outdoor pursuits, including walking, cycling and horse riding. Kelso offers a wider range of leisure facilities and activities, including National Hunt racing, golf, swimming, rugby, tennis, cricket, bowls, curling and fishing.

Nenthorn is conveniently located approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle-upon-Tyne. The Borders Railway at Tweedbank, providing rail connections to Edinburgh, can be reached in around 30 minutes by car.

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

Services
Mains Water & Electricity.
Electric Storage Heating. Double Glazing.
Private Drainage to Shared Septic Tank.

EPC
F

Council Tax Band
A

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









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Interested in this property?
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Opening Hours:
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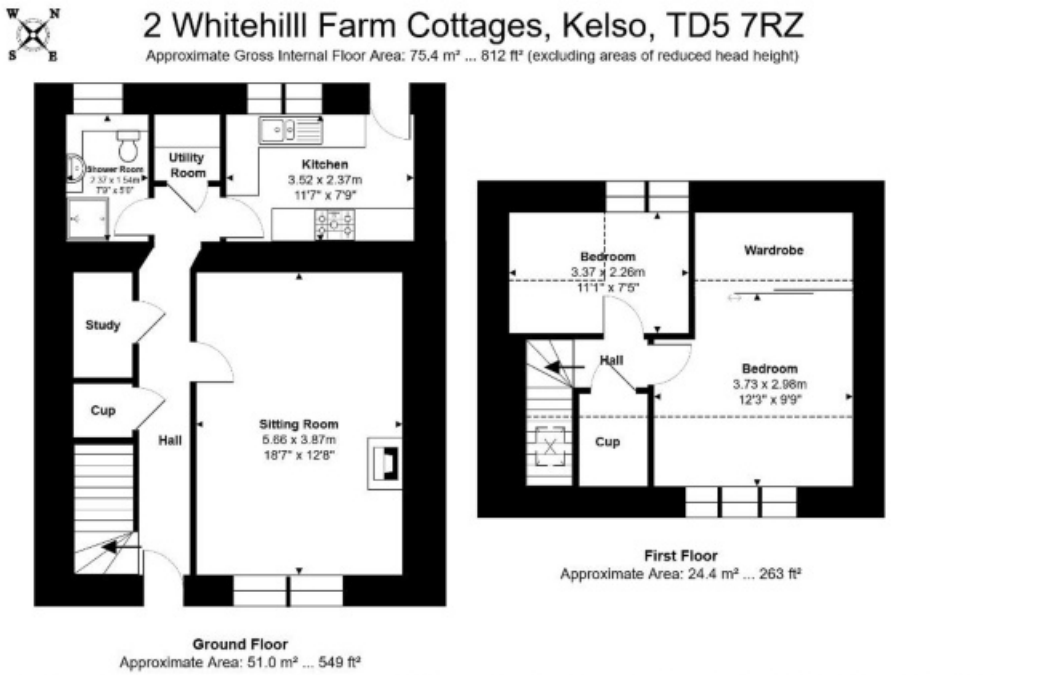
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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