Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4 Yewtree Lane
Town Yetholm

Kelso, TD5 8RZ

Guide Price £235,000



Nestled within the charming and highly sought-after village of Town Yetholm, this detached bungalow enjoys a peaceful setting, complemented by stunning, uninterrupted views across the surrounding countryside towards the Cheviot Hills. The accommodation is conveniently arranged over one level and comprises an entrance porch, vestibule, living room with a large window taking full advantage of the exceptional outlook, kitchen, three bedrooms, shower room and separate WC. The property also benefits from excellent storage throughout. Externally, the bungalow is surrounded by attractive garden grounds, offering a generous degree of privacy. A garage and driveway provide valuable off-street parking and additional storage. While the property would benefit from some upgrading and modernisation, it offers excellent potential for buyers looking to create a home tailored to their own taste and requirements. Combining spacious single-storey accommodation, wonderful countryside views and a peaceful village setting, this attractive bungalow presents an appealing opportunity for a wide range of buyers. Viewing is highly recommended to fully appreciate the setting, views and potential on offer.



4 Yewtree Lane Town Yetholm

Kelso, TD5 8RZ

Guide Price £235,000

Accommodation:
Entrance Porch
Vestibule
Hallway
WC
Living Room
Kitchen
Three Bedrooms
Shower Room

Electric Heating
Double Glazing

Surrounding Garden Grounds
Garage
Driveway





Location
The charming rural village of Town Yetholm lies at the foot of the Cheviot Hills in the heart of the Scottish Borders, approximately eight miles from the historic market town of Kelso. The village enjoys a welcoming community atmosphere, with local amenities including a primary school, community shop and post office, hotel, deli and garage.

The surrounding countryside offers an abundance of opportunities for outdoor pursuits, with beautiful walks across the Cheviot Hills and along the nearby Bowmont Water. The area is particularly appealing to those who enjoy walking, cycling and exploring the scenic Border countryside.

For secondary schooling and a wider range of shopping, leisure and professional services, Kelso is readily accessible by car. Edinburgh and Newcastle can also be reached by road, making Town Yetholm an attractive choice for those seeking a peaceful rural lifestyle while retaining access to larger towns and cities.

Fixtures & 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. Electric Heating.

EPC
E

Council Tax Band
E

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

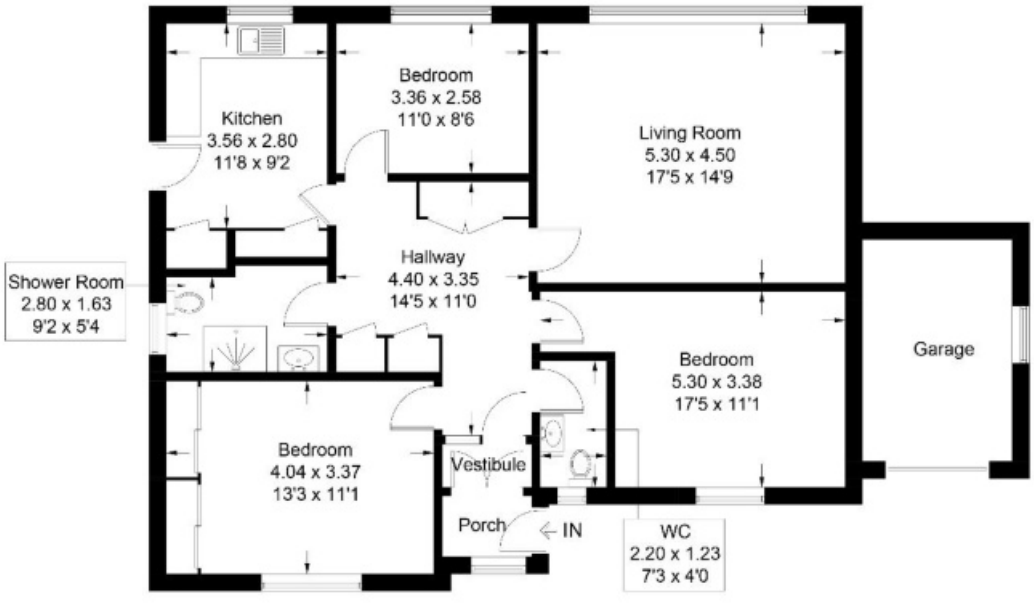







4 Yewtree Lane, Town Yetholm, Kelso, TD5 8RZ

Approximate Gross Internal Area
(Excluding Garage) 104.3 sq m / 1123 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1347052)

Full members of:

OnTheMarket.com rightmove bspc espc spc scotland

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.