

Kelso
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Goldilands, Roxburgh Road, Heiton

TD5 8TP

Offers Over £500,000



Cullen Kilshaw are delighted to present onto the market this attractive proposition; two properties which sit in the quiet village of Heiton, enjoying a lovely rural setting some 3 miles distant of the nearby town of Kelso. The main residence, Goldilands, is a well proportioned four bedroom detached family home whilst The Bungalow within the grounds has been successfully operated as a holiday let by the present owner. The accommodation is set upon a generous plot of ground which extends to 0.65 of an acre, enjoying lovely countryside views and further benefiting from a useful garage. These properties are offered as a whole but could be sold separately if desired.



Goldilands, Roxburgh Road, Heiton

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Goldilands
Entrance Hall
Lounge
Conservatory
Dining Kitchen
Utility Room
Study/Bedroom
Downstairs WC
Three First Floor Bedrooms (1 en-suite)
Bathroom

The Bungalow
Hallway
Lounge/Dining Room
Kitchen with Utility off
Three Bedrooms (all en-suite)

Outside
Generous Gardens
Countryside views
Garage



Location

Heiton is a small village which is around 3 miles west of the nearby historic town of Kelso. It enjoys a lovely rural setting which is within comfortable reach of many of the surrounding towns and villages. Kelso itself 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 shopping, educational, and recreational facilities, the latter including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. The Waverley rail link, running from Edinburgh to its station at Tweedbank, provides quick and easy access to Edinburgh city centre and can be reached in around a 30 minute drive. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its mainline railway station, and 70 miles north of Newcastle-Upon-Tyne.

Fixtures & Fittings

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

Services:

Mains drainage, water and electricity. Oil fired central heating.

EPC:

D

Council Tax Band:

F

Viewing:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement. Early entry available.



Interested in this property?
Kelso
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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
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



Goldilands & Bungalow, Heiton, TD5 8TP

Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft
Bungalow = 93.1 sq m / 1002 sq ft
Total = 245.5 sq m / 2642 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID766254)

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.