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## Barn Cottage, West Nisbet Steading, Nisbet TD8 6TE

**Guide Price £320,000**



Barn Cottage is a most attractive barn conversion, tucked away enjoying a lovely private setting in the small hamlet of Nisbet. With countryside on the doorstep, this beautifully presented property is perfectly suited to those seeking accommodation on one level with the large open dining kitchen being of particular note. Outside, there are well tended gardens whilst a large graveled drive and garage ensure there is ample private parking.



# Barn Cottage, West Nisbet Steading, Nisbet

TD8 6TE

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Accommodation:

- Vestibule
- Entrance Hall
- Cloakroom/WC
- Dining Kitchen
- Lounge
- Master Bedroom with En-Suite
- Two further Double Bedrooms
- Family Bathroom
- Double Glazing
- Oil fired central heating
- Underfloor heating
- Easily maintained gardens
- Large gravelled drive
- Detached Garage



**Situation:**

Nisbet occupies a secluded position in the stunning Borders countryside, nestling amongst

rolling hills along a quiet country lane close to Monteviot House and Harestanes Country Park. Within

a mile of Nisbet are the Borders Abbey Ways and St Cuthbert's Way trails. The award winning

Woodside Garden Centre Café and the Caddy Mann restaurant, a stroll away, champion the Border's wonderful natural larder. The Royal Burgh of Jedburgh is close by. The historic market town,

justifiably known as the 'Jewel in the Borders' and recently voted one of the top UK places to live, as

evolved around the 12th century Abbey, Mary Queen of Scots House, and an attractive traditional market square. Jedburgh boasts excellent amenities - a wide range of independent shops, restaurants and bars, and varied recreational facilities - pool and fitness centre, golf course, and parkland walks. An

exciting new £32 million Jedburgh school campus is due to open in 2020 and St Mary's preparatory

school is available in nearby Melrose.

**Fixtures and Fittings:**

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

**Services:**

Mains water, electricity and drainage. Oil fired central heating. Double Glazing. Underfloor heating extending throughout the whole of the property.

**EPC:**

C

**Council Tax Band:**

E

**Entry:**

By mutual agreement.



Interested in this property?  
**Kelso**  
Call 01573 400399

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

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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



### Barn Cottage, West Nisbet Steading, Nisbet, TD8 6TE

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft

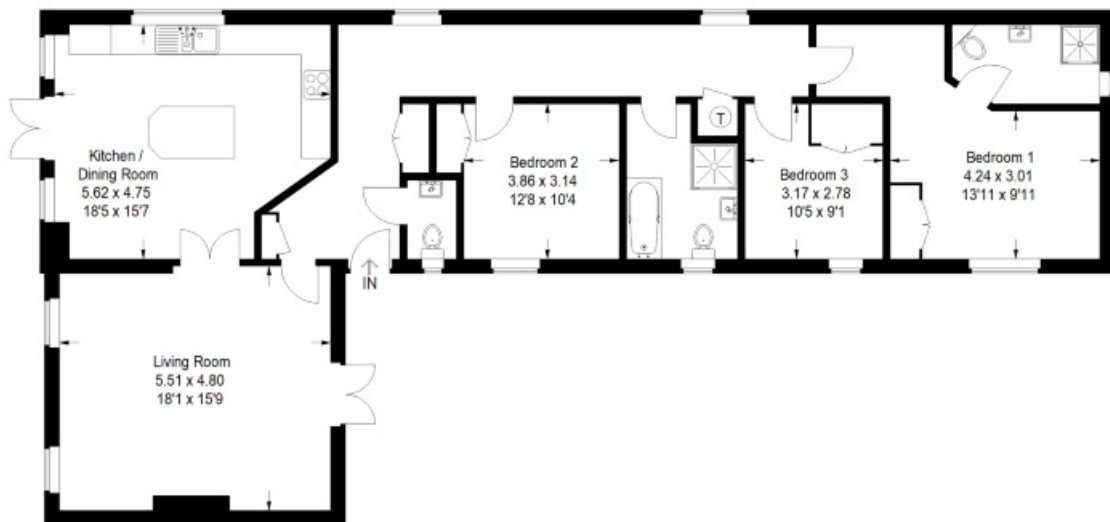


Illustration for identification purposes only, measurements are approximate, not to scale.  
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