

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Treaty Park, Birgham

TD12 4NG

Offers Over £285,000



16 Treaty Park is an attractive and deceptively spacious detached bungalow, located within a peaceful residential cul-de-sac in the popular village of Birgham with lovely views over rolling Borders countryside. The property boasts a flexible and versatile layout with a large lounge, dining kitchen, art room, sun room, three bedrooms, bathroom and shower room. Externally there is a generous garden, planned for easy maintenance and an integral garage and drive ensure there is ample private parking. Early viewing of this lovely property is absolutely essential.



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Porch
Lounge
Kitchen/Dining Room
Art Room
Sun Room
Three Bedrooms
Bathroom
Shower Room

Oil Fired Central Heating
Solar Panels
Double Glazing

Garden Front, Side & Rear
Shed
Garage with Utility Space
Drive



Location

The sought after Berwickshire village of Birgham lies approximately midway between Kelso and Coldstream and has good links with both Edinburgh and Newcastle (approx.. one hour by car). The main east coast rail connection at Berwick-Upon-Tweed is around 18 miles away. Birgham has a thriving community and there is a popular pub and restaurant within the village. The proximity to the River Tweed is a real draw for fishermen and there are various country pursuits on the doorstep. Educational and sporting facilities as well as quality shops can be found in Kelso and Coldstream. The beautiful Hirsell estate is a particular attraction and is less than 10 minutes away by car.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The washing machine, fridge freezer, dishwasher, window blinds and curtain poles are also included in the sale.

Services

Mains drainage, water and electricity. Oil fired central heating, solar panels, double glazing. New interlinked fire and smoke alarm system, compliant with new regulations.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Additional Information

Oil tank - Two years old.

Boiler - Two months old.

Conservatory Roof - New.

Garage Door - New.



Interested in this property?
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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
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16 Treaty Park, Birgham

Approximate Gross Internal Area
(Including Garage)
161.0 sq m / 1733 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID852337)

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.