

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 The Orchard, Paxton

TD15 1TL

Guide Price £295,000



1 The Orchard is an attractive detached bungalow which is situated at the entrance to a quiet residential cul de sac in the desirable small village of Paxton. Set upon a generous corner plot, the property boasts well proportioned accommodation which features a spacious dining kitchen and a pleasant conservatory which provides a welcome addition to the living accommodation. The property is in excellent order throughout, having been improved upon by the present owners, and is surrounded by well tended and easily kept gardens. There is also a newly built detached garage with workshop to the rear, in a addition to a gravelled drive which ensures there is ample private parking.



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Accommodation:

Entrance Vestibule

Hall

Lounge with solid fuel stove

Dining Kitchen with centre island

Utility Room

Conservatory/Sun Room

Master Bedroom with en-suite wet room

Two Further Double Bedrooms

Bathroom

Oil fired central heating

Double Glazing

Generous plot of easily maintained gardens

Newly detached garage with workshop to the rear

Driveway



Location:

The attractive and very popular village of Paxton lies approximately 5 miles west of Berwick Upon Tweed and boasts an active community life. There is a village hall and a popular and well supported village pub/restaurant. Historic Paxton House with its well tended grounds lies on a short walk from the village. The Orchard is a small development of housing with number 1 benefiting from a pleasant corner setting which is well screened for privacy.

Fixtures and Fittings:

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

Services:

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

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

E

Entry:

By mutual agreement.



Interested in this property?
Kelso
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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 122 sq m / 1313 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID669309)

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.