

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



8 Kirkfield, Eccles

TD5 7QR

Offers Over £195,000



This immaculate semi-detached bungalow is an absolute hidden gem, tucked away towards the end of a peaceful cul-de-sac in the sought after village of Eccles. The property has been extended to form fantastic additional accommodation and is filled with attractive features. The beautiful garden is of particular note, a cleverly planned tranquil place for outdoor seating and dining. Early viewing of this stunning property is essential.



8 Kirkfield, Eccles

TD5 7QR

Offers Over £195,000

Vestibule
Hall
Lounge with French Doors to Garden
Kitchen
Utility Room
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Generous Landscaped Garden
Private Parking



Location

Eccles is a pretty Borders village which is located on the B6461 linking Kelso with Berwick-Upon Tweed. Situated amidst rolling Borders countryside, the village has a church with a wider range of amenities found in nearby Kelso. The town of Kelso 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 facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso. Nearby Coldstream and Duns also offer a further range of amenities.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The dishwasher is also included in the sale.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?

Kelso

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



8 Kirkfield, Eccles, TD5 7QR

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

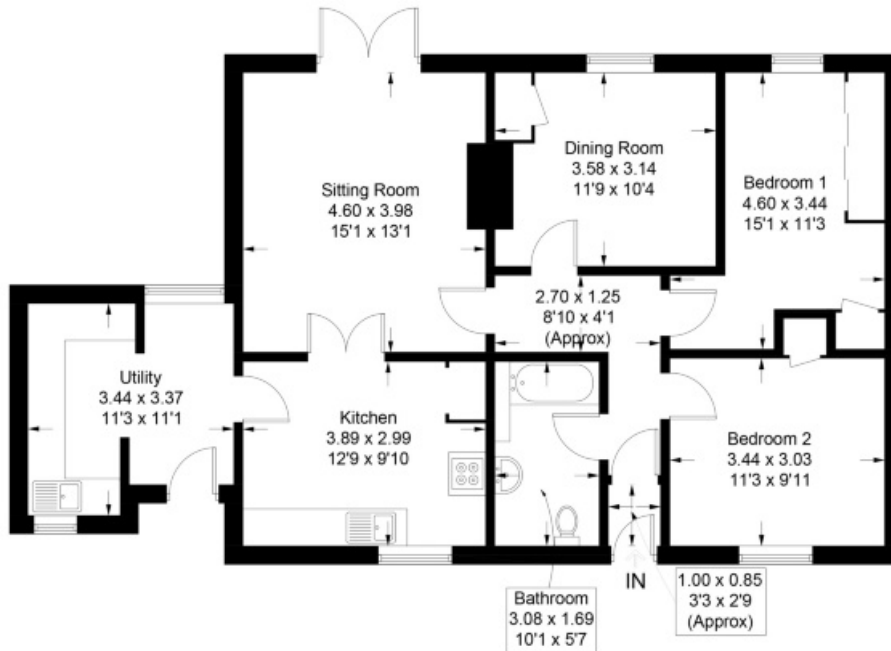


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID882138)

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.