

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Rowantree Cottage, Main Street, Kirk Yetholm

TD5 8PF

Guide Price £175,000



Rowantree Cottage is a delightful Grade B listed thatched cottage which enjoys a peaceful setting in the conservation village of Kirk Yetholm, nestled at the end of the Pennine Way. This picture perfect cottage is presented for sale in immaculate order, retaining many original features, and dates back to the 1880's. The accommodation is comfortably proportioned; successfully operating as holiday accommodation but would be equally suitable as a primary residence. To the rear there is a large enclosed private garden which includes a summerhouse.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Two Bedrooms
Bathroom

Grade B Listed

Electric underfloor heating
Enclosed large private garden to the rear



Location:

The property is situated in the quiet village of Kirk Yetholm which is some 7 miles distant from the nearby Abbey town of Kelso. The village itself is at the end of the Pennine Way and, as such, is a popular spot for walkers with the Border Hotel just a stones throw from the property serving quality local fayre. Just over the bridge in Town Yetholm there is a well stocked village shop incorporating a post office, a butchers, garage and The Plough Hotel, also serving quality food.

Nearby 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 supermarkets, town centre shops, and a monthly farmers market held in The Square. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick Upon Tweed and 70 miles north of Newcastle-Upon-Tyne.

Fixtures and Fittings:

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

Services:

Mains drainage, water and electricity. Electric underfloor heating.

EPC:

F

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
Kelso
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Kelso, TD5 7HL
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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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Kelso, Tel 01573 400 399
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Approximate Gross Internal Area = 51.9 sq m / 559 sq ft

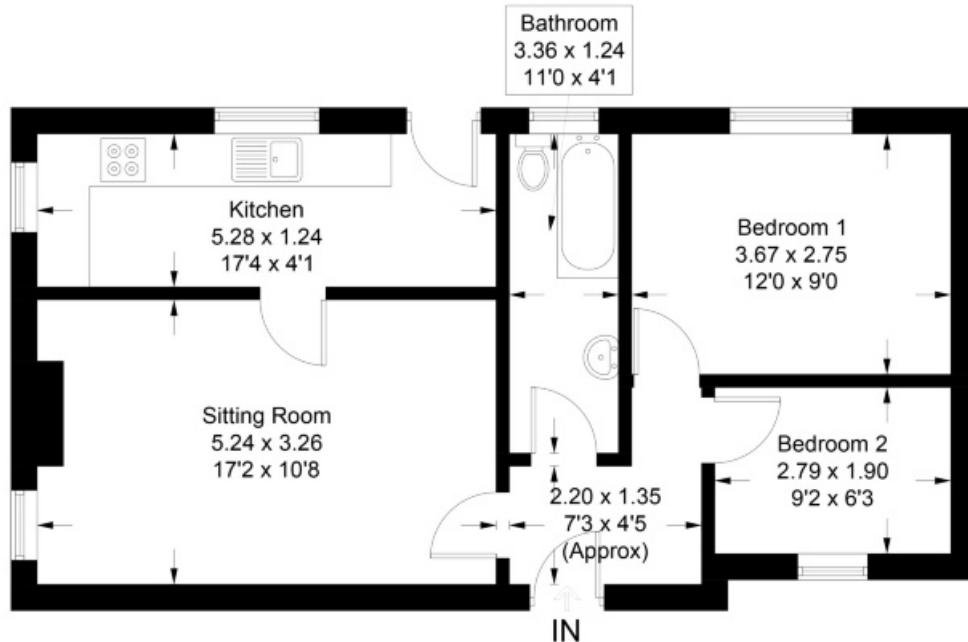


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID906276)

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.