

**Kelso**  
Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Amat, High Street, Town Yetholm

TD5 8RA

**Guide Price £275,000**



Amat is a very attractive cottage which sits in the heart of the picturesque village of Yetholm. The property boasts a deceptively spacious layout, which is arranged over two floors, and is presented in very good order. There are two public rooms, with the open plan dining kitchen being of particular note, and all of the bedrooms are comfortably proportioned. The outside space is a particular feature, with an enclosed garden to the rear and a large, well kept garden to the front of the property which enjoys superb outlooks over the hills and countryside beyond. In addition, there is a detached double garage which is accessed from the rear.



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Ground Floor:

Entrance Vestibule

Hallway

Sitting Room

Open Plan Kitchen/Dining/Family Room

Utility/WC

First Floor:

Master Bedroom with En-Suite Bathroom

Two Further Double Bedrooms

Shower Room

Enclosed rear garden

Large detached double garage

Well tended garden to the front



**Location:**

The rural village of Town Yetholm is situated around 7 miles from Kelso, and has a thriving community. There are excellent local amenities located within the village including a primary school, post office, church, hotel, garage, butcher, and general store. There are numerous village societies and group activities, with three well-used public hall venues. Secondary education and a wider range of shopping facilities are available in Kelso. The area has lots to offer for those with an interest in country pursuits and is an ideal location for fishing on the River Tweed or walking in the Cheviots. Edinburgh and Newcastle can both be reached in around an hour.

**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. Double glazing. Oil fired central heating.

**EPC:**

E

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

D

**Entry:**

By mutual agreement.

**N.B**

Contained within the title to this property is a right of pre-emption. On receipt of an offer, a third party has the right to be offered the property first.



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

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Galashiels, Tel 01896 758 311  
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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  
Langholm, Tel 013873 80482



**Amat, High Street, Town Yetholm, TD5 8RA**

Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft

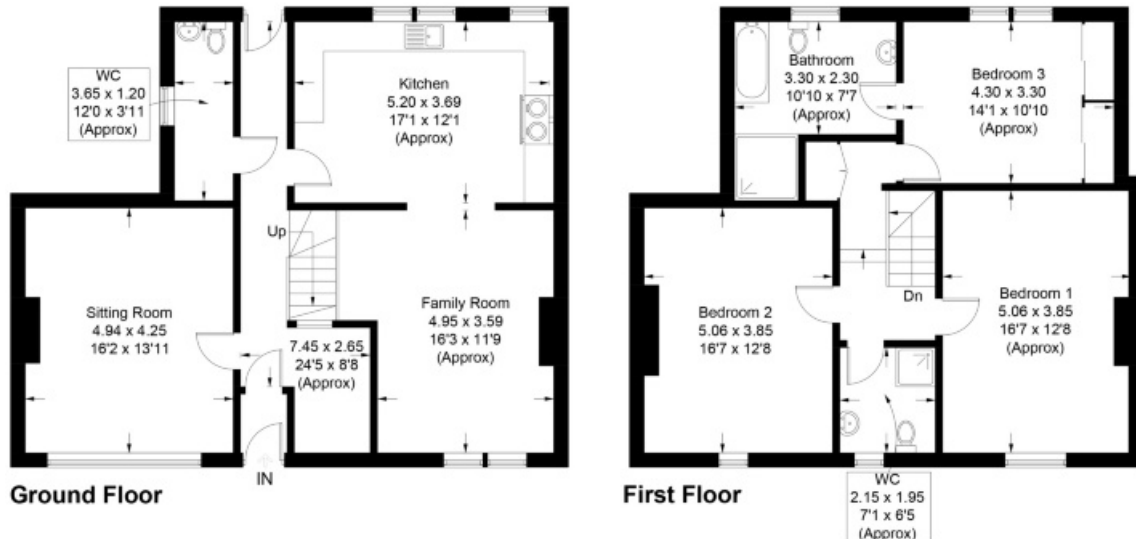


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID928775)

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.