

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Shamrock Cottage, Redpath

TD4 6AD

Guide Price £165,000



Shamrock Cottage is a charming end-terraced stone-built cottage, located in the sought after hamlet of Redpath. The accommodation comprises: Entrance porch, hall, lounge, kitchen, double bedroom, bathroom and floored attic. Although requiring upgrading, this property has the potential to become a beautiful family home with additional living space, subject to planning consents. With a huge garden and lots of potential, this property is perfect for those seeking a tranquil village location and an opportunity to put their own stamp on their dream home. Early viewing essential.



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Entrance Porch
Hall
Lounge
Kitchen
Double Bedroom
Bathroom

Electric Heating
Mainly Single Glazing

Large Garden
Shed



Location

The picturesque and highly sought after hamlet of Redpath is well placed for access to the A68 trunk road through the Borders and is surrounded by beautiful countryside, a location that is of great appeal to full time residents and those seeking a rural holiday home. It has a lovely community feel with a village hall offering a variety of activities. A school bus takes children to both primary and secondary schools in nearby Earlston. There are excellent educational and recreational facilities in Earlston and the surrounding area including golf, fishing, walking and horse riding. Ideally located for commuting to Edinburgh with the Waverley rail link at Tweedbank only a 10 minute drive away. Additionally, many of the principal towns and villages are a short drive away, whilst local employers such as the Borders General Hospital and the Scottish Borders Council HQ in Newtown St Boswells are both less than ten minutes by car.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains water & electricity. Private drainage. Mainly single glazing. Electric heating.

EPC

G

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Shamrock Cottage, Redpath

Approximate Gross Internal Area = 55.7 sq m / 599 ft

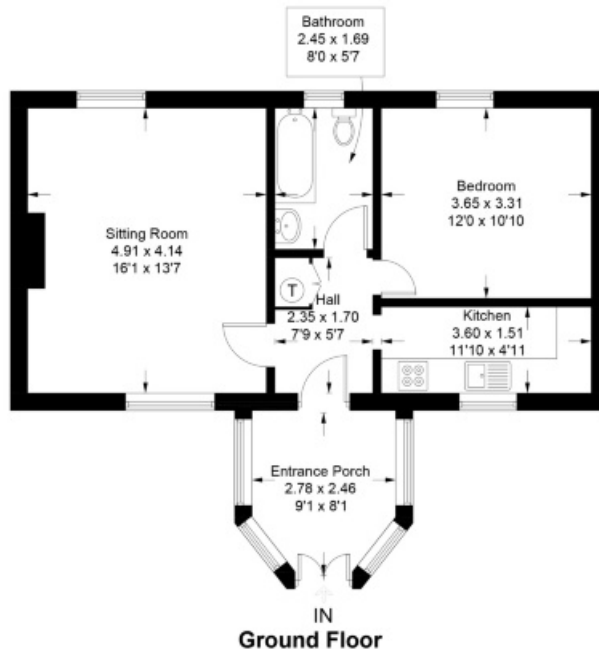


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 926235)

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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.