

Kelso

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SOLICITORS & ESTATE AGENTS

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1 Gladstone Buildings,

Teapot Street, Morebattle, Kelso,
TD5 8QH

OIRO £125,000



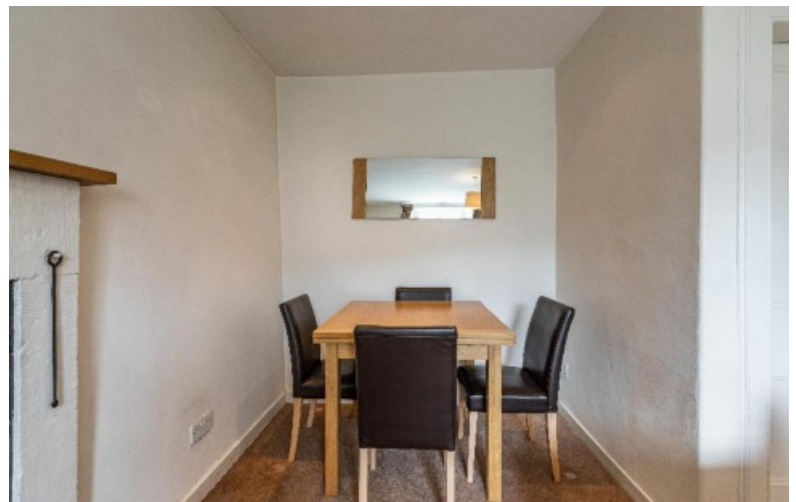
Located within the quiet, tranquil village of Morebattle, just a few miles from Kelso, 1 Gladstone Buildings, Teapot Street is a beautifully presented one bedroom cottage. Offering spacious living accommodation throughout, this semi-detached property would ideally suit the first time buyer, rental investor, or those looking to downsize and enjoy a semi-rural area. Viewings are considered essential to fully appreciate.



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Location:

Morebottle is an attractive rural village lying around seven miles south of the Abbey town of Kelso, beside the River Kale. The village has a grocer's shop, and outreach Post Office, Village Hall, Church and the excellent Templehall Hotel, providing everyday amenities with a wider range of shops available in Kelso. Morebottle has its own primary school with secondary schooling available at nearby Kelso High School. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes by car from Morebottle.

Description:

Decorated in neutral tones throughout, the property internally comprises of an entrance hallway, open plan lounge and dining room, kitchen and shower room on the ground floor. Moving upward, the property offers a very generously proportioned double bedroom and en-suite WC as well as built in storage facilities throughout. Externally, 1 Gladstone Buildings benefits from a well presented front garden in addition to the large rear garden that is mostly laid to lawn and mature planted flower beds as well as a lovely alfresco dining spot. Not only would this property be ideal to an owner-occupier but also to those looking to start a holiday letting business or those looking to expand their rental portfolio.

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

G

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Kelso on 01573 400399.

Home Report Value:

£125,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Approximate Gross Internal Area = 56.5 sq m / 608 sq ft

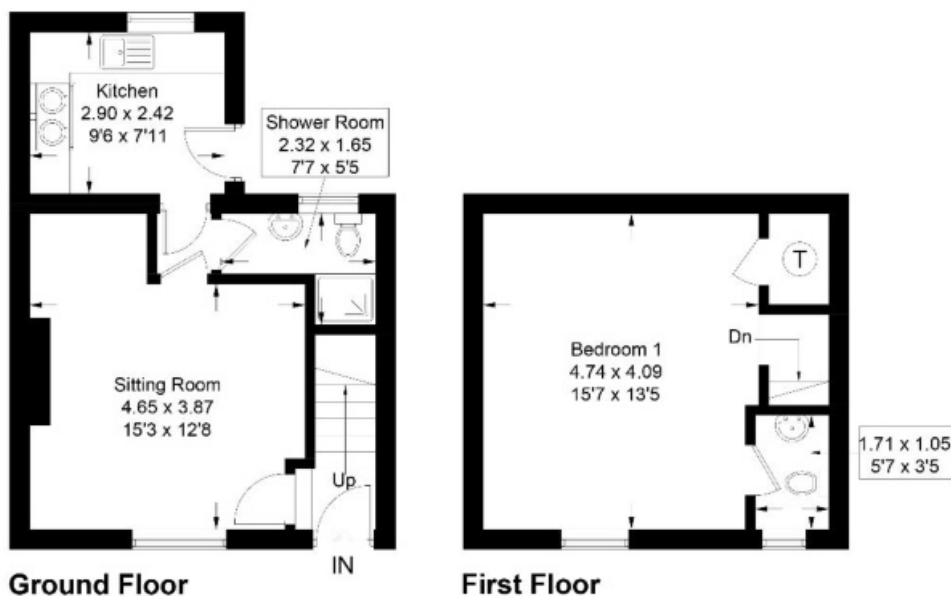


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID68143)

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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
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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.