

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**22 Mainsfield
Avenue,
Morebattle, TD5
8QP**

Offers Over £115,000



22 Mainsfield Avenue is an attractive semi-detached bungalow, enjoying a lovely quiet setting in the peaceful village of Morebattle, commanding beautiful uninterrupted views to the rear over the surrounding countryside. The property would perfectly suit those searching for a property on which they can make their own mark. Although it has been well maintained by the present owner, there is a degree of modernisation required but it is ideal as a starter investment or easily managed home to downsize to. The gardens are one of the most notable features; wrapping around the front, side and rear and include two outhouses, a greenhouse and a shed. The rear garden makes the most of the views whilst to the side there is a drive providing convenient off street parking.



22 Mainsfield Avenue, Morebattle, TD5 8QP

Offers Over £115,000

Accommodation:

Vestibule
Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Well maintained private gardens
Lovely views
Greenhouse & Shed
Outhouses

Electric Heating
Double Glazing



Location

Morebattle 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 nearby Kelso. Morebattle has its own Primary School with secondary schooling available at Kelso High School. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes by car from Morebattle.

Fixtures & 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. Electric heating.

EPC

E

Council Tax Band

B

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



22 Mainsfield Avenue, Morebattle, TD5 8QP

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft

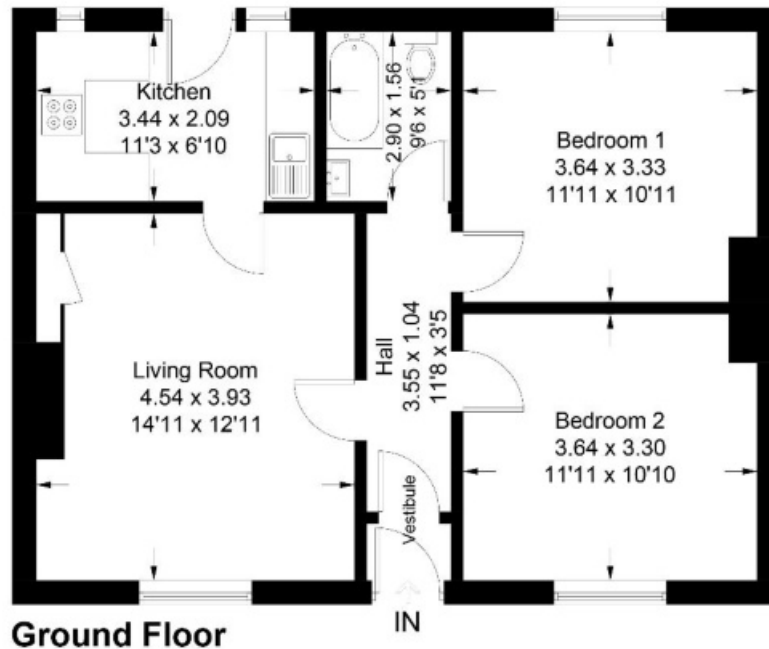


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID994262)

Full members of:

