

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Burrow, Main Street, Morebattle, TD5 8QG

Guide Price £140,000



The Burrow is a quaint and attractive terraced cottage, located in the heart of the conservation village of Morebattle, just a short drive from Kelso and nestled in the rolling Borders countryside. The property has been successfully operating as a holiday let and, as such, is presented in immaculate condition having recently been greatly improved by the present owner boasting a recently fitted modern kitchen and fresh decor throughout. Ideally suited to those searching for an investment opportunity, the property could be sold as a going concern and is 'ready to go' but would be equally suitable as a primary residence. To the rear there is an enclosed courtyard style garden which is accessed through a door from the kitchen and to the front there is private parking immediately outside the cottage.



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Ground Floor
Entrance Porch
Lounge with spiral staircase
Modern Kitchen with door to the rear

First Floor
Double Bedroom
Luxurious Shower Room

Electric Central Heating
Double Glazing

Enclosed courtyard garden
Private Parking



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

F

Additional Information

The vendors would be happy to sell the property as a going concern and would sell fully furnished under separate negotiation.

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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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
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 56.1 sq m / 604 sq ft

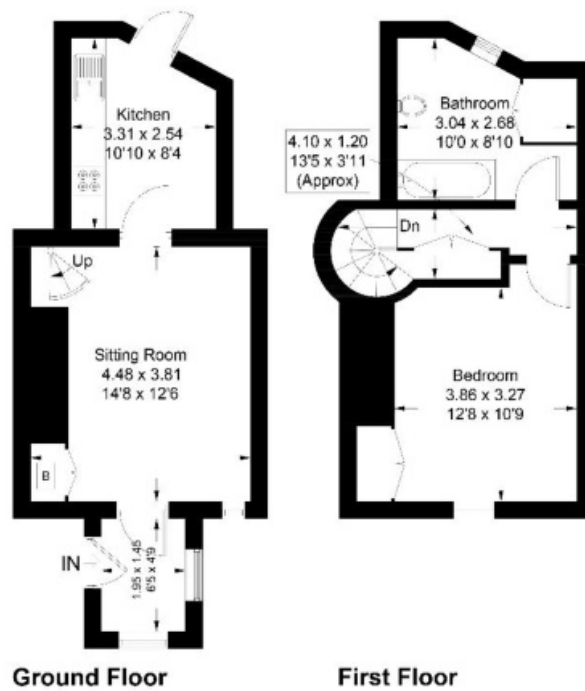


Illustration for identification purposes only. Measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID904845)

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.