

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Treaty Park, Birgham

TD12 4NG

**Guide Price £165,000**



7 Treaty Park is a deceptively spacious semi-detached Orlit bungalow, located within a quiet and peaceful area in the popular village of Birgham. The bright and airy property has been substantially upgraded by the current owners and is presented in immaculate order with quality fittings and fixtures throughout. Externally there is a generous garden to the front and rear, garage and drive. Early viewing of this beautiful property is considered essential.





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Vestibule  
Hall  
Lounge  
Dining Kitchen  
Three Double Bedrooms  
Bathroom with Electric Shower

Oil Fired Central Heating/Combi Boiler  
Double Glazing

Garden  
Garage  
Drive





### Location

The sought after Berwickshire village of Birgham lies around midway between Kelso and Coldstream and has good links with both Edinburgh and Newcastle (approx. one hour by car). The main east coast rail connection at Berwick-Upon-Tweed is around 18 miles away. Birgham has a thriving community and there is a popular pub and restaurant within the village. The proximity to the River Tweed is a real draw for fishermen and there are various country pursuits on the doorstep. Educational and sporting facilities as well as quality shops can be found in Kelso and Coldstream. The beautiful Hirsell estate is a particular attraction and is less than 10 minutes away by car.

### Fixtures & Fittings

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

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.





Interested in this property?  
**Call 01573 400399**

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Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Kelso,	Tel 01573 400 399
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**7 Treaty Park, Birgham**

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft

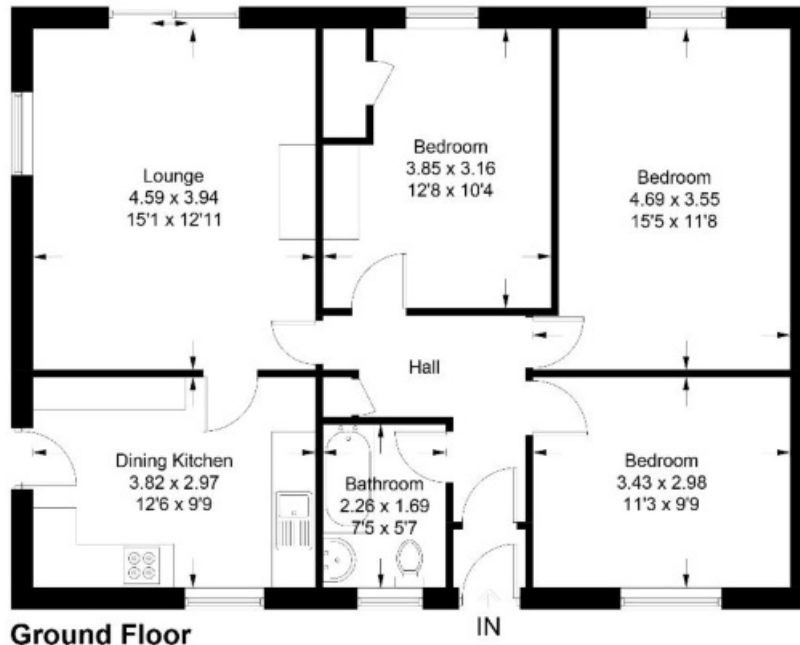


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1004521)

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.