



6 Braeside Road, Town Yetholm, TD5 8RP



Offers Over £115,000

- Semi-Detached Bungalow
- Spacious Living Room
- Shower Room
- Oil Fired Central Heating
- Double Glazing
- Double Bedroom
- Kitchen / Diner
- Storage Cupboards
- Stunning Village Location
- Gardens to Front & Rear

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viewing this property?

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### LOCATION:

The property is situated in the village of Town Yetholm. The village comprises two small settlements - Town Yetholm and Kirk Yetholm, spanning the Bowmont River and nestled in the Cheviot foothills, approximately 1 mile from the English/Scottish border. Yetholm provides various amenities, including a community village shop, pubs, a butcher's shop, and a post office. Positioned on the popular St Cuthbert's Way, this border village is ideal for walkers and holds a rich history dating back to the Bronze Age. The Yetholm Festival, akin to other Borders festivals, features nominated principals, the 'Bari Gadgi' and the 'Bari Manushi,' names rooted in the village's strong Romani connections with the original Romany House nearby. About 7 miles away, Kelso is well-equipped with a large Sainsbury's and a Co-op supermarket, a diverse range of boutique shops, local services and amenities.

### DESCRIPTION:

This well-proportioned one-bedroom ex-local authority bungalow at the edge of Town Yetholm in the Scottish Borders, nestled in the valley within a picturesque setting in the rolling hills. Impeccably maintained over the years it has a neatly fitted kitchen with integrated appliances including a fridge, freezer, double oven and hob. The bungalow also benefits from oil-fired central heating, open fire in the living room and double glazing, ensuring further home comforts.

### EXTERNALLY:

The property has gardens to both the front and rear, complemented by an access path along the side. The front garden features low-maintenance bushes with vibrant perennials providing seasonal colours. The south-facing rear garden is a hidden gem, predominantly paved with a retaining wall adorned by blooming bushes on elevated tiers. The rear patio area acts as a suntrap and is perfect for enjoying the breath-taking views of the surrounding countryside and rolling hills. Additionally, a garden shed is present, and beyond the boundary fence lies a small recreational area.

### SERVICES:

Mains electric, water and drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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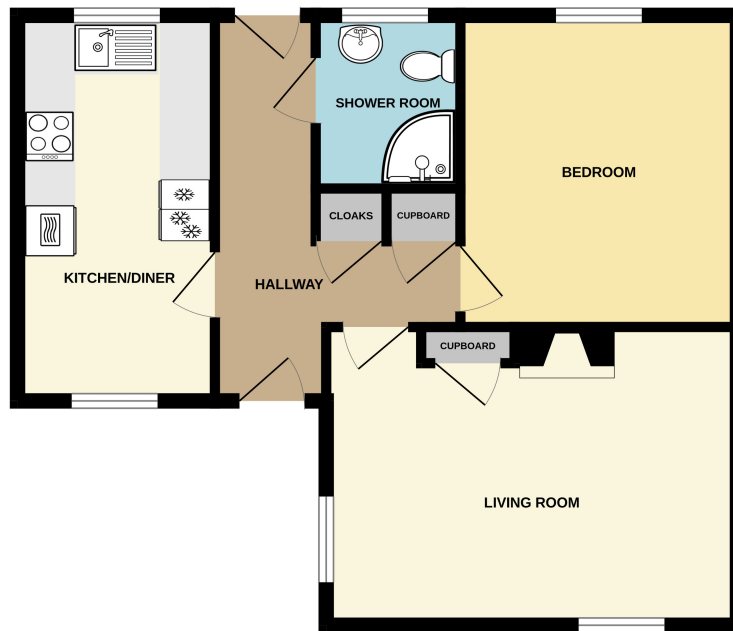
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (T-SHAPED)
- KITCHEN / DINER (4.50M X 2.30M)
- BEDROOM (3.64M X 3.23M)
- CUPBOARD (0.79M X 0.52M)
- LIVING ROOM (4.80M X 3.48M) at widest
- SHOWER ROOM (2.01M X 1.68M)
- CLOAK CUPBOARD (0.79M X 0.52M)

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