

Kelso

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Myrtle Cottage, 22 Main Street, Swinton, TD11 3JH

Offers Over £140,000



Myrtle Cottage is a quaint terraced cottage situated in the quiet village of Swinton, enjoying a lovely peaceful setting in one of the most unspoilt areas of the region. This lovely traditional cottage would ideally suited those searching for an easily managed starter property but would be equally suitable as a an investment opportunity, and is presented onto the market in very good condition having been sympathetically updated by the present owner in keeping with the more traditional style of the property. The rooms are comfortably proportioned, with direct access to the enclosed rear garden provided by a stable door from the kitchen. The garden is a good size and enjoys an excellent degree of privacy.



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Ground Floor
Entrance Hall
Lounge
Kitchen
Shower Room

First Floor
Double Bedroom

Electric Heating

Enclosed private garden to the rear



Location

The property is located in the quiet rural village of Swinton, with its award winning hotel/restaurant and highly regarded primary school. The nearby town of Coldstream has a thriving high street and offers an excellent array of local amenities which include a local supermarket and shops, restaurants and takeaways, public houses and a bank. Further national amenities and services can be found in Berwick-Upon-Tweed, including M&S, Tesco, and Asda. Berwick is also on the main east coast rail line and offers regular services to both Edinburgh and London.

Berwickshire is arguably one of the most beautiful and unspoilt corners of Scotland and as well as glorious scenery, the area has a huge amount to offer in the way of lifestyle and culture.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water, drainage, and electricity. Electric heating. Single glazing.

EPC

G

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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
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 Main Street, Swinton, TD11 3JH

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1087352)

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.