

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Bennachie, 3 Dean Brae, Sprouston

TD5 8HE

Guide Price £400,000



Located within the sought-after village of Sprouston, just two miles from Kelso, Bennachie is a fantastic detached bungalow in a quiet area. Presented in immaculate order throughout, the property offers well-proportioned accommodation, all on one level. Boasting an abundance of attractive and additional features including an extremely spacious dining kitchen, master bedroom with en-suite shower room, bathroom with separate shower, beautiful landscaped garden, detached garage with electric door & room above and a large drive. Early viewing of this lovely property is recommended to avoid disappointment and to fully appreciate.



Bennachie, 3 Dean Brae, Sprouston

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Hall
Sitting Room
Dining Kitchen
Master Bedroom with En-Suite Shower Room
Three Bedrooms
Bathroom with Separate Shower

LPG Gas Central Heating
Double Glazing
Solar Panels

Beautiful Landscaped Garden
Detached Garage with Room Above Drive



Location

Sprouston is a sought-after small village located around 2 miles north east of Kelso and has its own primary school and church. Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Ice Skating, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon Tweed and 70 miles north of Newcastle-Upon-Tyne. The Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.



Fixtures & Fittings

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

Services

Mains drainage, water, electricity and LPG gas. LPG gas central heating, double glazing, solar panels.

EPC

E

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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



Benacchie, 3 Dean Brae, Sprouston, TD5 8HE

Approximate Gross Internal Floor Area: 147.5 m² ... 1588 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.