

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Eastrigg, Main Street, Leitholm**

TD12 4JN

**Guide Price £335,000**



Eastrigg is a beautifully presented and extremely spacious family home, located in the heart of the popular rural village of Leitholm. The property has been thoughtfully extended and adapted over the years, offering generous living space while retaining many original features including exposed beams and original stonework, which add to the charm. The accommodation comprises: Vestibule, Lounge, Sitting Room, Dining Kitchen, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Shower Room. Externally, the property boasts a generous garden to the front, side and rear with large garage/workshop, greenhouse, external store and large drive. Viewing of this stunning property is highly recommended to fully appreciate all it has to offer.





# Eastrigg, Main Street, Leitholm

TD12 4JN

**Guide Price £335,000**

Vestibule  
Lounge  
Sitting Room  
Dining Kitchen  
Large Upper Landing  
Master Bedroom with En-Suite Shower Room  
Two Further Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Generous Garden  
Large Garage with Workshop  
External Store  
Drive





### Location

Leitholm village is conveniently located for easy access to the nearby towns of Duns, Kelso and Coldstream, all of which offer a wide range of recreational and shopping facilities. Berwick-Upon-Tweed, with its main-line railway station, is approximately 15 miles away. Leitholm has a busy pub, The Plough, which serves delicious meals and takeaways. In the village, there is a mobile Post Office and mobile Bank, mobile Library and several vans supplying various foods. Primary school education is available in the nearby village of Swinton whilst secondary schooling is well catered for at the state of the art High School in Duns. The area offers many fine walks, attractions and golf courses and the dramatic Berwickshire coastline is also within easy reach.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

E

### 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

Also At:  
Galashiels, Tel 01896 758 311  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Eastrigg, Main Street, Leitholm**

Approximate Gross Internal Area = 179 sq m / 1927 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1162543)

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.