



## Lynshiel Main Street, Leitholm

Offers Over £395,000

**PATON & CO**  
ESTATE AGENTS



## Lynshiel Main Street

Leitholm, Coldstream

Lynshiel is a generous 3-bedroom cottage located in the charming village of Leitholm, offering spacious accommodation and a large landscaped garden.

### Accommodation Comprises

Ground Floor – Entrance Hall, Living Dining Kitchen, Sitting Room, Shower Room.

First Floor – Three Double Bedrooms, Family Bathroom.

Garden & Grounds – Front Garden, Driveway, Large Garage & Workshop, Lawn, Decking, Garden Room, Wood-Fired Hot Tub.



## Property Description

Lynshiel is an attractive stone-built cottage situated in the charming village of Leitholm, in the heart of the Scottish Borders. The village enjoys a wonderful community atmosphere and offers a village hall, church, village pub and play park, making it ideal for family life. It is also conveniently located just a short drive from Kelso, Duns, Coldstream and Berwick-upon-Tweed, providing easy access to a wider range of amenities.

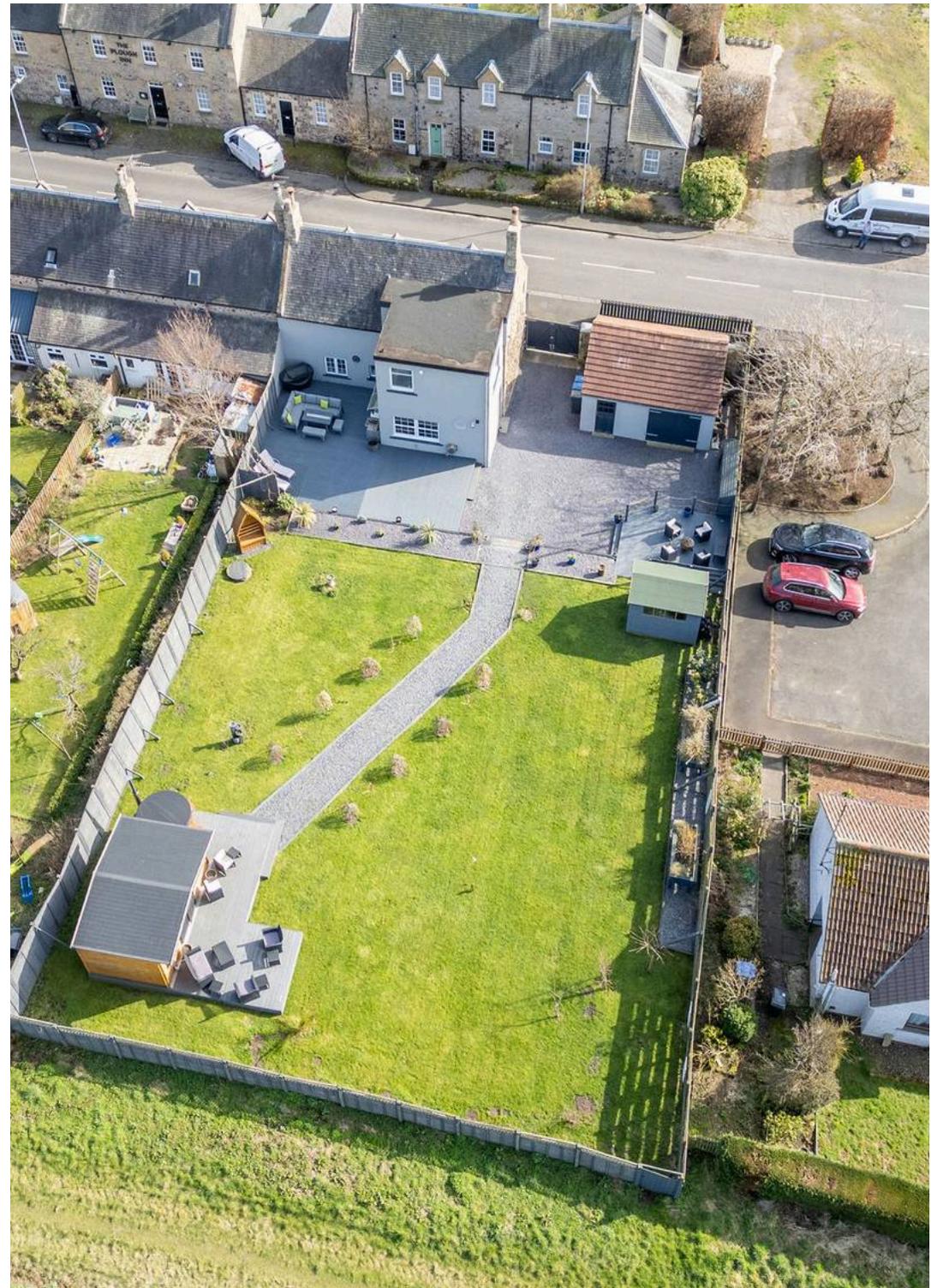
Upon entering Lynshiel, you are welcomed into a generous entrance hall featuring beautiful exposed stonework and original structural elements that create a warm and characterful first impression. To the left of the central hall is a spacious open-plan sitting room, dining area and kitchen, centred around a charming multi-fuel stove. The kitchen is well equipped with a large island with an integrated wine cooler and a Smeg range cooker, making it an ideal space for both everyday family living and entertaining.

To the right of the hallway is a comfortable second sitting room, also featuring a multi-fuel stove, providing a peaceful and cosy space to relax. The ground floor is further complemented by a convenient shower room, adding flexibility and practicality to the layout.

The first floor comprises two large double bedrooms and a further comfortable double bedroom, along with a family bathroom and ample storage throughout.

Externally, the property benefits from a well-maintained front garden, with large double gates opening onto a private driveway providing ample off-street parking to the rear. This area also gives access to a substantial stone-built double garage with an adjoining workshop.

The rear garden has been thoughtfully designed, featuring multiple decking areas positioned to make the most of the sun throughout the day. A pathway winds through the generous lawn, leading to a spacious garden room complete with a bar and electricity. A log-burning hot tub sits alongside, creating an ideal setting for both family living and entertaining.







## Area Insights

Leitholm is a picturesque Berwickshire village set within the beautiful countryside of the Scottish Borders. The village itself has a welcoming community and offers a number of local amenities including a well-regarded village pub, a village hall which hosts regular community events, and a church. Surrounded by rolling countryside the area is ideal for those who enjoy walking, cycling, fishing and other outdoor pursuits.

The attractive market town of Kelso is only a short drive away and provides a wide range of amenities including independent shops, cafés, restaurants, supermarkets and professional services. Kelso is also well known for Kelso Racecourse, Floors Castle and its vibrant town square which hosts regular markets and local events. The town offers a variety of sporting opportunities including golf, fishing on the River Tweed and a number of local clubs and societies.

There are numerous schooling options within the surrounding area, with well-regarded primary schools in nearby villages and the highly regarded Kelso High School serving the area. A number of respected independent schools are also within easy reach including Longridge Towers School near Berwick-upon-Tweed and Belhaven Hill School in Dunbar. The historic towns of Berwick-upon-Tweed, Duns and Coldstream are also within a short drive.

Berwick-upon-Tweed offers a full range of shopping facilities, major supermarkets, restaurants and cultural attractions including the Maltings Theatre, as well as a mainline railway station providing excellent connections north and south.

The A1 trunk road provides convenient commuting access to both Edinburgh and Newcastle, while Berwick-upon-Tweed's mainline station offers regular rail services, with London reachable in approximately 3½ hours.



## General Remarks

### Distances

Coldstream 6 miles, Greenlaw 6 miles, Kelso 8 miles, Duns 9 miles, Berwick-upon-Tweed 16 miles, Edinburgh 44 miles, Newcastle 66 miles. (All distances are approximate).

### Services

Mains electricity, water, drainage and gas central heating. Fibre broadband available.

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Listing and Conservation

Lynshiel is not listed nor does it lie within a conservation area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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