

Kelso
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SOLICITORS & ESTATE AGENTS

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The Byre, 7 Popple Burn Park, Ednam

TD5 7PW

Guide Price £295,000



The Byre is an extremely attractive detached bungalow which occupies a lovely private setting in this sought after cul de sac, positioned at the edge enjoying a south facing aspect with superb outlooks over the surrounding countryside. The property boasts a very well proportioned and flexible layout, and is presented in excellent order throughout; ideally suited to those searching for an easily managed property which is ready to move into. Outside, there are generous enclosed gardens whilst a detached double garage and drive ensure there is ample private parking.



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Vestibule
Entrance Hall/Dining Area
Lounge with south & westerly aspect
Breakfasting Kitchen/Family Room
Utility
Four Bedrooms (1 en-suite) & all with fitted wardrobes
Bathroom with separate shower cubicle

Double Glazing
Gas Central Heating
Solar Panels

Outside
Well kept gardens surrounding
Double Garage
Driveway



Location

Ednam is a popular village which lies around 2 miles distant from the town of Kelso. It has a well regarded primary school and village hall, centred around which is a good community spirit, in addition to a post office facility. Nearby 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 shopping, educational and recreational facilities, the latter including national hunt racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. The town is home to Kelso racecourse and the Border Union Showground where various events are held throughout the year. Ednam also benefits from being situated on the main bus route making Kelso easily accessible.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. It shall also include the freestanding gas cooker.

Services:

Mains drainage, water, electricity and gas. Gas Central Heating with new boiler fitted within the last year. Double Glazing. Solar panels.

EPC:

B

Council Tax Band:

F

Viewing:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement. Early entry available.



Interested in this property?
Kelso
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area
143 sq m / 1539 sq ft

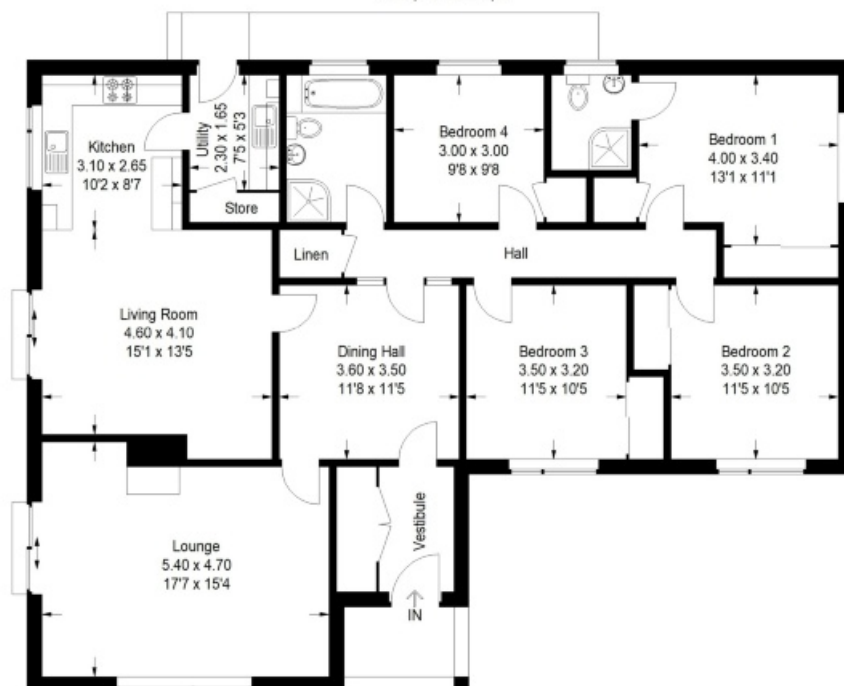


Illustration for identification purposes only, measurements are approximate, not to scale.
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