

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Cleugh, Redpath, TD4 6AD

Offers in the Region of £350,000



The Cleugh is an attractive cottage which enjoys a lovely quiet setting in the sought after conservation village of Redpath. The property opens out to provide a deceptively spacious layout providing flexible accommodation, with the option to live at ground level if desired with guest accommodation on the first floor, or to have two public rooms depending on preference. It is presented throughout in very good order, having been well maintained by the present owner, and would be perfectly suited to those searching for a lovely family home in an idyllic rural setting. Of particular note are the gardens which extend some way to the rear, at the foot of which is a large garage renovated from an old stable which is accessed from the rear and is large enough for two cars. Advertised at £35,000 less than the Home Report value.



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Ground Floor
Entrance Hall
Downstairs WC
Lounge
Kitchen
Two Bedrooms

First Floor
Four Further Bedrooms
Bathroom
Shower Room

Oil fired central heating
Double Glazing

Well maintained gardens extending to the rear
Garage



Location

The property is located in the sought after conservation village of Redpath, around 2 miles south of Earlston. A popular location for those commuting to work in Edinburgh which is easily accessible using the A68 trunk road or the Borders Railway from Tweedbank with half hourly services into the city. Redpath is also a popular location for families as it falls in the catchment of the highly rated Earlston High School. Earlston has a range of shops, cafes, visitor accommodation and sports facilities. The well known Abbey towns of Kelso and Melrose are within easy reach by car and the larger town of Galashiels is just a short drive away, offering several supermarkets, cafes, restaurants, shops and a cinema. The surrounding countryside offers a wide range of options in terms of walking and cycling from the doorstep of the property.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Double Glazing. Oil fired central heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

C

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 151 sq m / 1625 sq ft

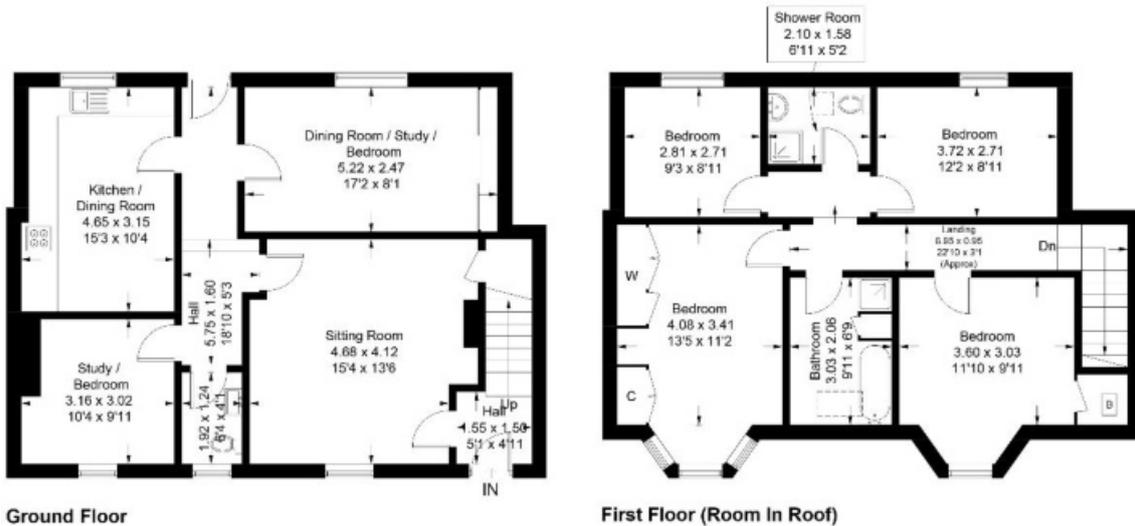


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID964009)

Full members of:



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