



4 Allans Cottages

Kirk Yetholm, TD5 8PE



3 bed



2 public



2 bath



In A Wonderful Countryside Setting, Enjoying Scenic Outlooks And Offering An Outdoor Lifestyle, This Immaculately Presented Modern Cottage Is Perfect For Those Insearch Of A Peaceful Getaway Or Second Home With Excellent Links To Kelso And Further Border Towns.



4 ALLANS COTTAGES

Enjoying a tucked away location, a covered archway leads through to 4 Allans Cottages. The accommodation throughout has been well maintained by the current owners, and is presented in turn key condition. Upon entering the property, the spacious hallway benefits from a large storage cupboard as well as a cloakroom, providing a useful ground floor facility. The dining kitchen is well proportioned, providing an ideal space for entertaining and is fitted with stylish wall and base units and ample worktop space, as well as a useful under stairs storage cupboard. Enjoying a peaceful position to the rear of the property, the lounge is bright and airy, with triple windows enjoying outlooks over the rear garden and countryside beyond. Carpeted stairs lead to the upper landing where the family bathroom and three bedrooms are located; one which overlooks the front and two at the rear. All three bedrooms benefit from built-in cupboards whilst further storage options are available on the landing. The family bathroom is fitted with a white three piece suite.

LOCATION

The twin villages of Kirk Yetholm and Town Yetholm enjoy a thriving rural community situated at the end of the Pennine Way. There is an excellent range of services available locally including The Border Hotel at Kirk Yetholm and in nearby Town Yetholm a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall and playing fields. The nearest town is Kelso, which lies 8 miles away and has many quality shops and good facilities and is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location and an excellent area to bring up a family or escape the city to enjoy an easier pace of life.

HIGHLIGHTS

- Tucked Away Location
- Peaceful Position within Desirable Village
- Well Proportioned Rooms
- Low Maintenance Garden
- Single Car Garage
- Extremely Well Maintained
- Thoughtfully Planned Layout

ACCOMMODATION SUMMARY

Entrance Hallway, Dining Kitchen, Lounge, Cloakroom with WC, Three bedrooms and Bathroom. Low Maintenance Garden and Single Car



Garage.

EXTERNAL

The main garden lies to the rear of the property, offering good levels of privacy and is fairly low maintenance. A small area of garden is located to the front of the property, planted with herbaceous borders.

GARAGE

The cottage benefits from a single car garage with up and over door.

SERVICES

Mains electricity, water and drainage. Double glazing. Electric heating.

COUNCIL TAX

Band D.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers Over £175,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.