

LEGAL  
HASTIN & S



# Elmbank

Smailholm, Kelso, TD5 7PH





A rare opportunity for those seeking a country cottage with rolling countryside views, fabulous countryside home or investment opportunity.



## ELMBANK

Nestled in the serene village of Smailholm, this charming cottage presents an enticing opportunity for those yearning for a recently modernized cottage, all within easy reach of Kelso and its conveniences. Throughout the cottage, thoughtful modernization has been seamlessly integrated while preserving its inherent character. At its heart, a generously proportioned open-plan kitchen, dining, and living area, loaded with captivating features. A striking contemporary forest green kitchen adorned with quartz countertops and a substantial central island commands attention, offering both style and functionality. The ambiance is further enhanced by the inviting glow of an open fireplace, housing a multifuel stove, creating a cozy atmosphere to be cherished.

## LOCATION

The position of Smailholm truly offers the best of both worlds; central to the rest of The Scottish Borders but also within a short drive of the rail line at Tweedbank which makes this property ideally suited for those that commute daily to Edinburgh. Equally, the main East Coast rail line at Berwick Upon Tweed gives easy connections to London.

Smailholm is an attractive and historic village located around five miles from Kelso and also within easy driving distance of Melrose and Galashiels. The area is famed for its natural beauty and is popular with tourists; the historic 15th century 'Smailholm Tower' is located close by which is a prominent landmark in the area which proved inspirational to Sir Walter Scott.

## HIGHLIGHTS

- Exciting Countryside Cottage
- Tastefully Renovated interior
- Two double bedrooms
- New central heating boiler & Air source Heat Pump
- Off Road Parking
- Large Rear and Side Gardens
- Rolling Countryside Views

## ACCOMODATION SUMMARY

Entrance porch, Open Plan Kitchen/Dining/Living Room, Conservatory, Two Double Bedrooms and Bathroom. External Store

## ACCOMODATION

Upon entering the property, you are greeted by a spacious entrance vestibule, setting a welcoming tone and offering practical functionality. Stepping inside, the open-plan kitchen/living area becomes the heart of social gatherings, ideal for entertaining loved ones. The kitchen itself is a masterpiece, featuring high-quality units, elegant timber shaker doors, and sleek quartz countertops. A generously sized island adds both practicality and style to the cooking space, complete with an electric hob and charming timber paneling. A central stove serves as a captivating focal point, enhancing the ambiance.

Moving through an internal hallway, you'll discover two well-proportioned bedrooms and a family bathroom that has been tastefully modernized by the current owners. Adjacent to the kitchen, a delightful conservatory beckons, offering panoramic views of the rolling countryside and the majestic Eildon Hills beyond. Additionally, an external store with plumbing capabilities provides the opportunity to create a utility room, catering to your practical needs.

## EXTERNAL

The property boasts a large plot encompassing front, side, and rear gardens. Primarily consisting of lush lawn areas complemented by tastefully planted borders, this versatile space presents an array of possibilities for gardening enthusiasts, including the potential for raised planters, a greenhouse, or a vegetable patch.

Towards the rear, an elevated grassy expanse provides an opportunity for a viewing platform and patio, offering breath-taking vistas towards the Eildon's and serving as a suntrap thanks to its optimal orientation. Adjacent to the property's side, a generously sized shed and ample off-road parking accommodate multiple vehicles with ease. The abundance of space is ideal for families or pet owners seeking ample outdoor areas to entertain and enjoy.

## SERVICES

Mains services. Double glazing. Air Source Heat Pump and Electric Heating. Drainage to Septic Tank

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///polo.seabirds.blocking](https://www.what3words.com/polo.seabirds.blocking)

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE AND MARKETING POLICY

Offers Over £220,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto: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. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form



