



5 Falsidehill Cottages, Hume, Kelso, TD5 7TT

Offers over £205,000





5 Falsidehill Cottages

Hume, Kelso, TD5 7TT

- Charming Mid-Terraced Cottage
- 3 Bedrooms
- Single Garage
- Oil-fired Central Heating
- Idyllic Semi-Rural location
- Stunning Views
- Attractive Garden
- Ideal Downsizing Opportunity

We are delighted to bring to the market this charming three-bedroom mid-terraced cottage with fantastic countryside views. The property is located in the popular village of Hume which lies within easy reach of both the popular market towns of Kelso and Duns. The property is found in excellent order throughout ideally suited to a downsizer looking for a quiet rural retreat. The property further benefits from an attractive garden and a single garage.

ACCOMMODATION

- LOUNGE - KITCHEN - BEDROOM/STUDY WITH EN-SUITE - CLOAKROOM - TWO DOUBLE BEDROOMS UPSTAIRS - FAMILY BATHROOM - STORE ROOM



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Internally

Both the lounge and downstairs bedroom are set to the front of the property benefitting from the magnificent views over the surrounding Borders countryside. The kitchen is well-equipped and provides access to the rear lobby and door to the rear garden. There are two well-proportioned double bedrooms upstairs with another bedroom on the ground floor which is currently utilised as a study. The upstairs storeroom completes the accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with marble-effect laminate worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven and ceramic hob with extractor hood. There are freestanding appliance spaces for a dishwasher and washing machine.

Bathrooms

The family bathroom is fitted with a 4-piece suite including WC, vanity wash hand basin, bath and walk-in shower cubicle with electric shower. The downstairs bedroom has an en-suite shower room and there is also a cloakroom with WC & wash hand basin off the hall.



Externally

There are garden grounds to the front, side and rear of the property. The front garden is laid to gravel with off street parking. The rear garden, bound by timber fencing, is a fantastic space for relaxing with established flowers, shrubs and a vegetable plot. There is a brick built store room at the rear of the property. There is a single mid-terraced garage with the property.

Location

Hume is a charming rural village sitting some 6 miles from Kelso and 10 miles from Duns. Hume Castle sits proudly in the centre of the village and is a spectacular landmark located just two minutes walk from the property. The nearby towns of Kelso and Duns offer a wide selection of amenities including shops, restaurants and leisure facilities. Kelso boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Primary schooling is catered for in the nearby village of Greenlaw (3 miles) with Secondary Schooling provided in Duns (10 miles).

Tweedbank railway station is located 17 miles to the west. The nearest railway station is located in Tweedbank some 17 miles west. Edinburgh is located some 41 miles north. Please note that all distances are approximate.

Fixtures & Fittings

All fitted carpets/floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains electric, private water supply and drainage to a communal septic tank. Oil-fired central heating, LPG gas lounge fire and double glazing.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Council Tax

Council Tax Band B.

Viewings

Strictly By Appointment via James Agent.

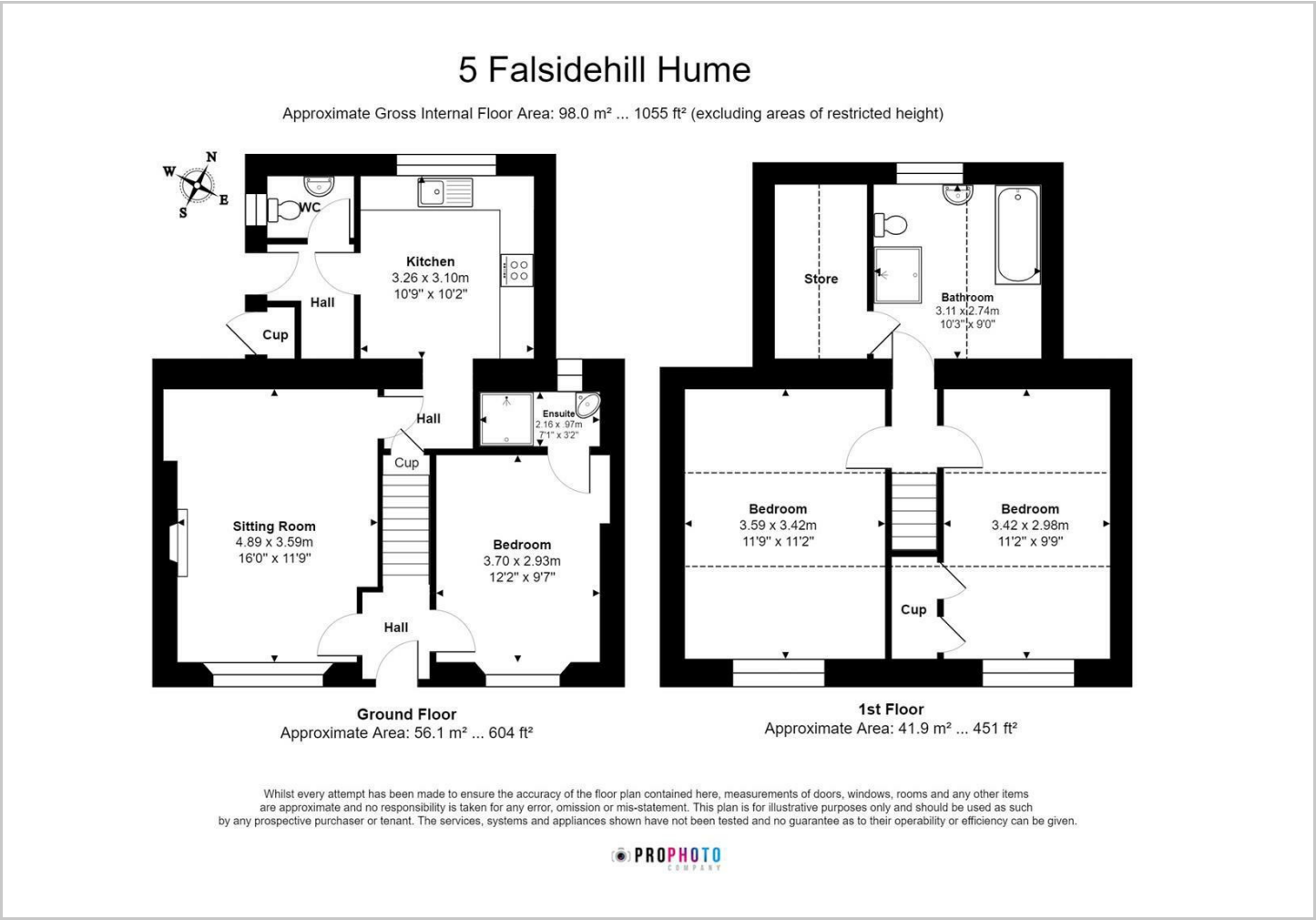
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

