



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



8 Graden Farm Cottages , Kelso, TD5 8BS

Guide price £330,000



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8 Graden Farm Cottages Kelso, TD5 8BS

- Modern Extended Cottage
- Generous Private Garden
- Wonderful Views
- End Terrace
- Detached Garage
- Short Drive to Kelso

A property that offers modern comforts yet still retains a wealth of character, 8 Graden Farm Cottages is a wonderful cottage set in a stunning rural location with views to the Cheviot Hills. The original cottage has been extensively upgraded and enlarged to generous, free-flowing accommodation including three double bedrooms a large kitchen/dining room and cosy sitting room with wood-burning stove. A rural idyll, yet just 5 miles from Kelso, this property is perfect for those seeking all the benefits of a rural lifestyle, while keeping within easy reach of amenities.

ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN/DINING ROOM - LAUNDRY/WC - THREE DOUBLE BEDROOMS - SHOWER ROOM - WC -



Internally

The property offers bright, immaculately presented accommodation throughout. The ground floor offers modern and versatile living spaces, with a downstairs bedroom currently used as a snug, and smart laundry room with wc. The sitting room with wood-burning stove is ideal for relaxing, while the kitchen is the heart of the house, perfectly suited for entertaining or family dinners.

Upstairs are two large double bedrooms, one boasting a wonderful freestanding bathtub, and a modern shower room.

Kitchen

The immaculate dining kitchen is fitted with a great range of wall and base units and is overlaid with granite work tops and integrated sink with mixer tap. A striking, large central island forms a natural hub for entertaining, offering generous preparation space, integrated storage and informal seating. Integrated appliances include electric oven, hob, microwave, wine fridge and overhead extractor hood. There is also an integrated dishwasher and fridge freezer.

The property also benefits from a laundry room with WC. The room further benefits from additional worktop space with undercounter space for a washing machine, dryer and undercounter fridge freezer.

Shower Room

The shower room is fitted with a three piece suite including WC, pedestal wash hand basin and walk in shower enclosure rainfall mixer shower and tiled splashbacks.

There is also a handy WC located on the ground floor, as well as the WC in the laundry room.





Externally

The property benefits from generous, enclosed private gardens, ideal for children or dogs. Directly outside the kitchen is a large patio ideal for al fresco dining, while established planting offers excellent privacy. To the rear of the house is a large garden and detached garage. For the keen gardener, there is a handy timber shed, as well as a potting shed and raised beds. At the top of the garden is a sheltered seating area ideal for enjoying the breathtaking views.

Location

The property sits amongst glorious Borders countryside but is just a short drive from Kelso. This historic market town lies at the confluence of the River Tweed and River Teviot, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets, while the busy market square hosts a range of events throughout the year. Schooling is available locally including the well-regarded Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, Kelso Golf Club and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded spa and championship golf course, while excellent fishing and other country pursuits are available locally.

Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

Services

Mains water, electricity. Drainage to shared septic tank. Oil-fired central heating.

Council Tax

Council Tax Band D.

Viewings

Viewings are strictly by Appointment via James Agent. Evening and Weekend viewings available.

Home Report

A copy of the Home Report can be downloaded from our website.

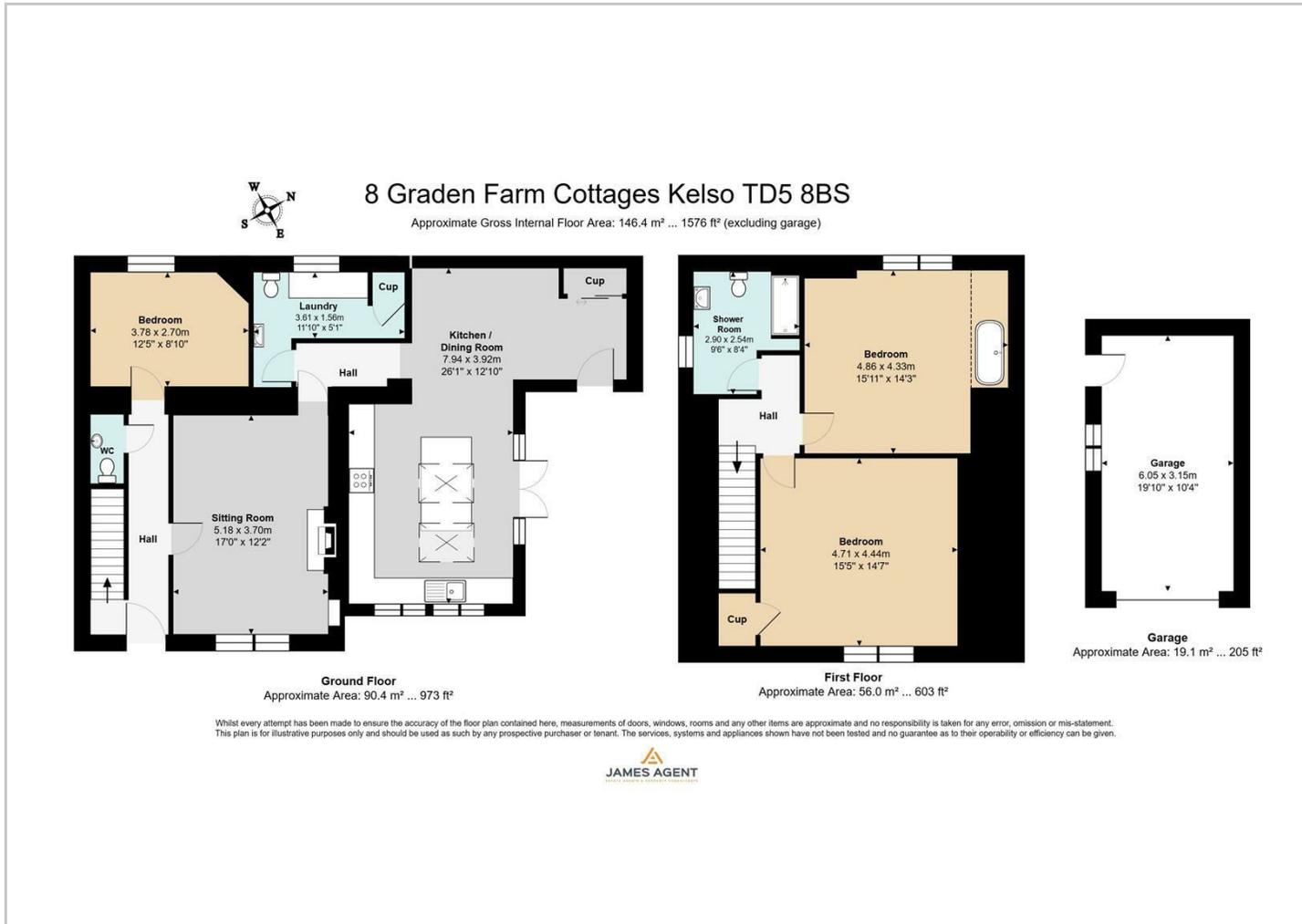
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



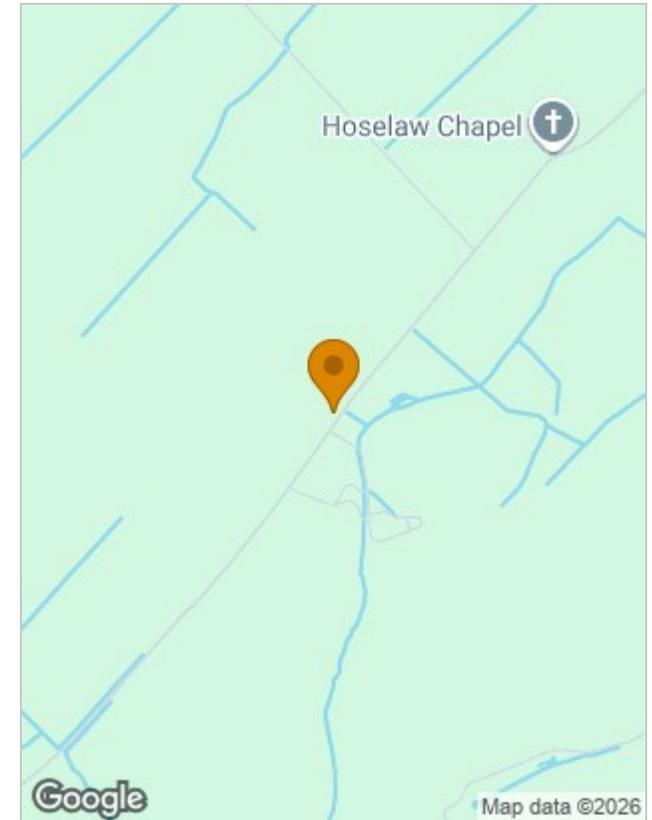
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

