



Greenlea, High Street, Town Yetholm TD5 8RA

Offers over £240,000





Greenlea, High Street

Town Yetholm, TD5 8RA

- Period Terraced House
- Recently Renovated
- Multi-Fuel Stove
- 3 Double Bedrooms
- Modern Fixtures & Fittings
- Attractive Landscaped Garden

We are delighted to offer this period terraced house set at the heart of the charming village of Town Yetholm. Dating from the 1860's, the property offers bright, well-proportioned accommodation over two levels which has been recently renovated by the current owner, and an attractive landscaped garden to the rear.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN - BATHROOM - THREE DOUBLE BEDROOMS - ATTIC ROOM -



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Internally

The property is recently renovated and immaculately presented with modern finishes throughout. On the ground floor, the bright sitting room benefits from a multi-fuel stove and space for a table, with the modern kitchen to the rear of the house. Also on the ground floor is a spacious bathroom and downstairs bedroom. Upstairs is the large principal bedroom as well as a second double bedroom. Accessed from the landing is a generous attic space, handy for storage or hobbies.

Kitchen

The kitchen enjoys an attractive outlook over the garden and is fitted with a range of shaker style wall and base units and laminated worktops incorporating a ceramic sink with mixer tap. There is an integrated electric oven, hob and extractor hood, and spaces for a freestanding washing machine and tall fridge freezer.

Bathroom

The bathroom is fitted with a 3 piece suite comprising wc, pedestal wash hand basin and panel bath with electric shower over, with a glass shower screen and tiling.

Externally

The garden has been thoughtfully landscaped to maximise the use of space. Immediately outside the back door are terraced beds ideal for vegetables and herbs, while to the rear of the garden is an attractive barbecue area with pergola, greenhouse, and a mix of colourful, established beds and specimen trees.



Location

The property is situated on the High Street of the picturesque village of Town Yetholm, around 2 miles from the English Border. The village provides a range of everyday amenities including a village shop, hotel, café, primary school, church and community facilities. Nearby Kirk Yetholm marks the start of the iconic Pennine Way, and is also on the route of St Cuthbert's Way, making it a popular destination for walkers and outdoor enthusiasts. The surrounding countryside also offers excellent opportunities for cycling, fishing and other country pursuits. The nearby market town of Kelso, approximately 7 miles away, offers a wider range of amenities including supermarkets, independent retailers, cafés, restaurants, medical facilities, leisure amenities and secondary schooling. The area is well placed for commuting to larger centres such as Edinburgh, Berwick-upon-Tweed and Newcastle, with the A68 and A697 providing convenient road links. Mainline rail services are available from Berwick-upon-Tweed and Tweedbank, offering regular connections to Edinburgh and London. Town Yetholm combines the charm of village living with access to the outstanding scenery of the Scottish Borders, making it an ideal location for those seeking a balance of rural tranquillity and everyday convenience.

Fixtures & Fittings

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

Services

Mains water, drainage and electricity. Electric central heating.

Council Tax

Band C

Home Report

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

Viewings

Strictly By Appointment via James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

Listed Building

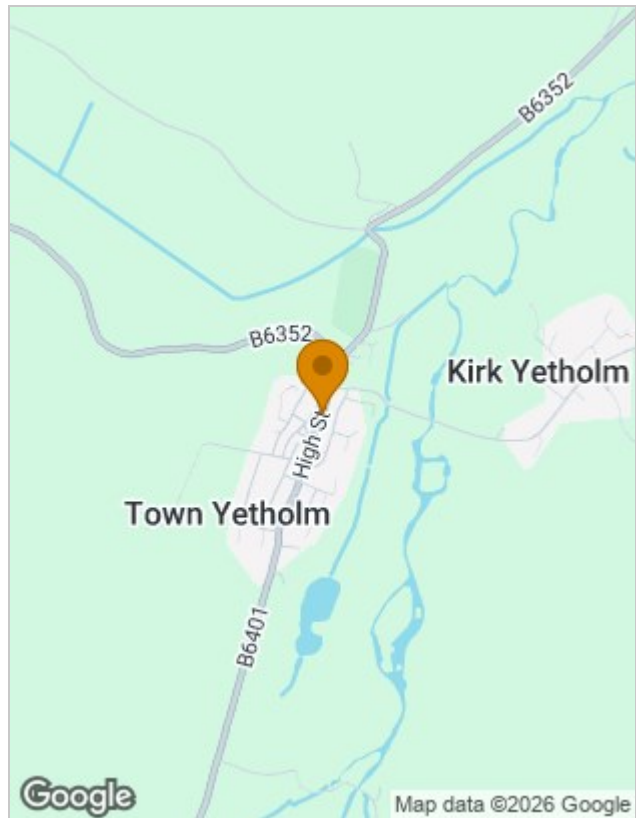
The property is C (s) Listed by Historic Environment Scotland



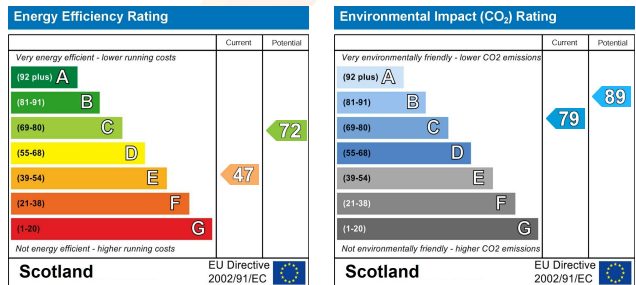


Floor Plans

Location Map



Energy Performance Graph



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