JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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7 Graden Farm Cottages, Kelso, TD5 8BS

Offers over £167,500

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7 Graden Farm Cottages Kelso, TD5 8BS

- Mid-Terraced Cottage
- Private Gardens
- Parking
- Short Drive to Kelso
- 2 Bedrooms
- Detached Garage
- Wonderful Views

We are delighted to offer this charming mid-terraced cottage set in stunning rural location with views to the Cheviot Hills. Offering bright, well-proportioned accommodation over two levels, and benefitting from private gardens, garage and parking, all within an easy drive of 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 - SHOWER ROOM - TWO DOUBLE BEDROOMS -





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Internally
The property offers bright, well-presented accommodation throughout. The ground floor offers a spacious sitting room with a wood-burner and a wonderful outlook over the fields to the front, while the kitchen to the rear gives access to the back garden. Also on the ground floor is a modern shower room and handy study area under the stairs. Upstairs are two well-proportioned double bedrooms, with the front bedroom enjoying wonderful views.

Kitchen
The kitchen is fitted with a great range of wall and base units overlaid with laminated work tops and integrated stainless steel sink with mixer tap. There are spaces for a freestanding cooker, washing machine, dishwasher, tumble dryer, and under counter fridge and freezer.

Shower Room
The shower room is fitted with a three piece suite including WC, pedestal wash hand basin and walk in shower enclosure with laminated splashbacks.



Externally
The property benefits from private gardens to the front and rear. To the front of the property is a patio area ideal for entertaining or enjoying the views, while to the rear are two enclosed areas, one of which is laid to lawn, ideal for children or dogs. Directly outside the kitchen is a terraced gravelled garden with an attractive seating area.
There is a detached single garage to the rear of the property and residents parking to the front.

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
All fitted carpets, floor coverings, fitted blinds and light fittings are to be included within the sale.

Services
Mains water, electricity. Drainage to shared septic tank.

Council Tax
Council Tax Band A

Viewings
Viewings are strictly by Appointment via James Agent.

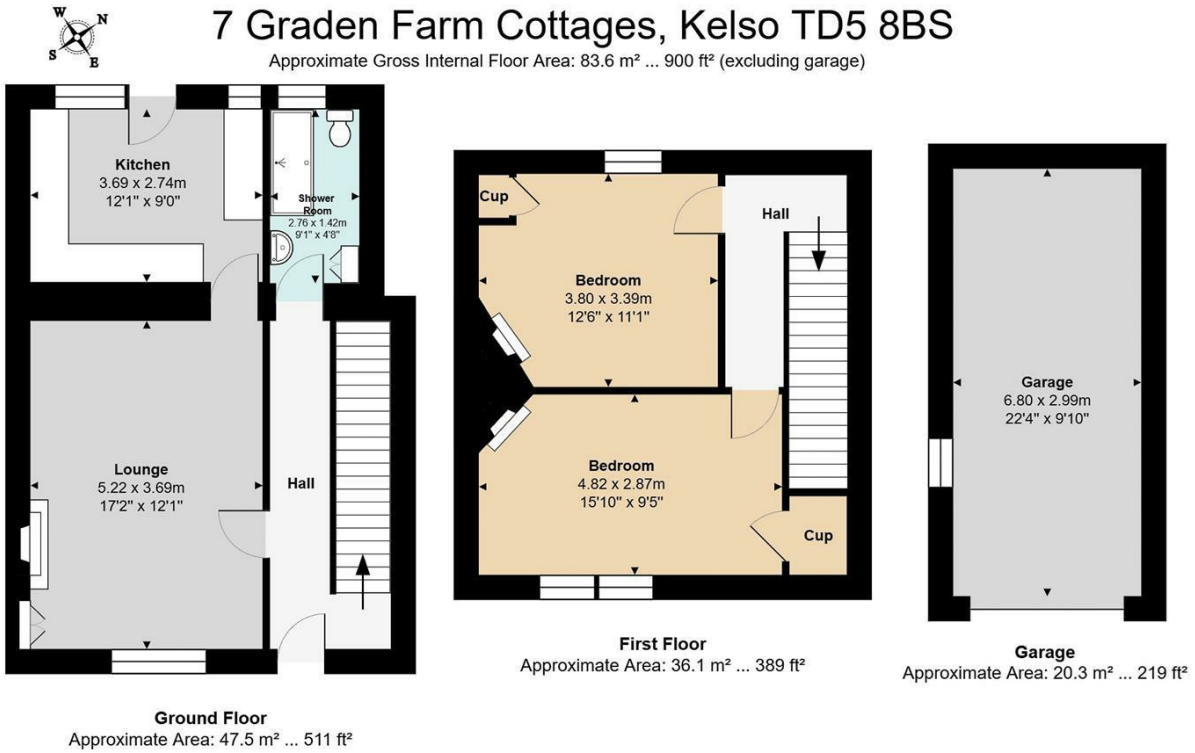
Home Report
A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

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.





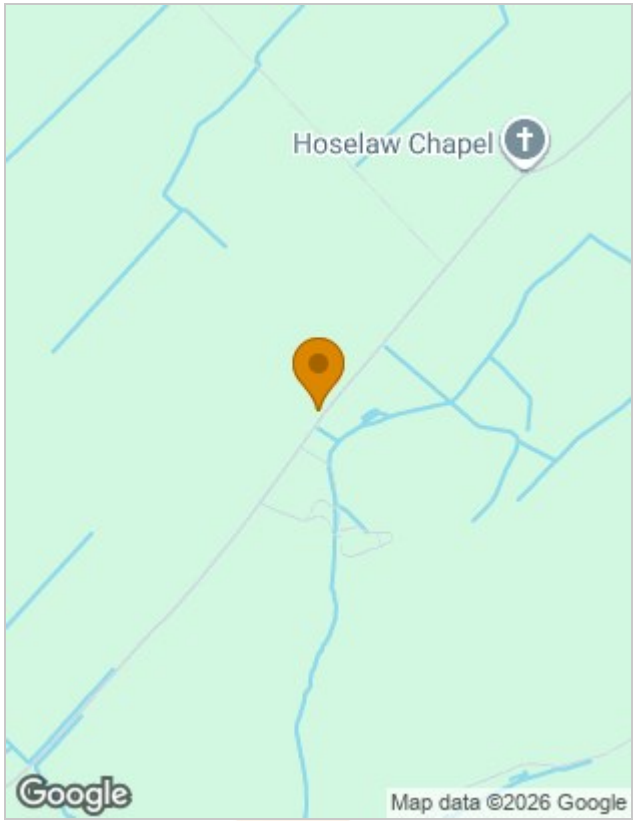
Floor Plans



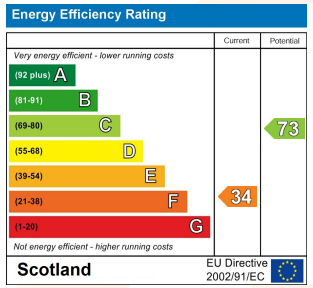
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

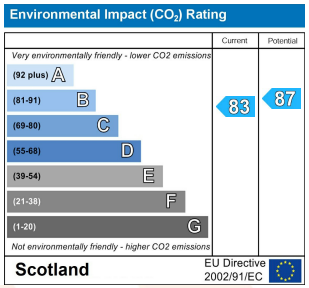
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Location Map



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.