

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Wester Wooden Farm Cottages, Eckford, TD5 8LQ

**Offers Over £165,000**



Discover the charm of rural living in this delightful terraced farm cottage, ideally situated near the quiet village of Eckford and just a short drive from the amenities of Kelso. This beautifully appointed cottage features two spacious bedrooms and a cozy lounge complete with a wood burner, perfect for relaxing. The modern kitchen offers convenient access to a private rear garden, ideal for outdoor enjoyment and providing a safe space for children and/or pets. There is also an option to rent the field behind the property by separate negotiation from the neighbouring farmer, an arrangement which the current owners currently take advantage of. With off-road parking for two cars, this property combines comfort and convenience, making it an excellent choice for your next home.





# 7 Wester Wooden Farm Cottages, Eckford, TD5 8LQ

Offers Over £165,000

Ground Floor:  
Entrance Hall  
Lounge with Wood Burner  
Kitchen  
Utility

First Floor:  
Two Double Bedrooms  
Bathroom

Solid fuel fired central heating system  
Double Glazing

Enclosed Garden  
Off road parking





### Location

Eckford is a small village located between the larger towns of Kelso and Jedburgh in the Scottish Borders. Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style town square. There are excellent facilities in Kelso including National Hunt Racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains water and electricity. Private drainage to septic tank. Solid fuel fired central heating served by the multi-fuel stove in the lounge. Double Glazing.

### EPC

F

### Council Tax Band

B

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

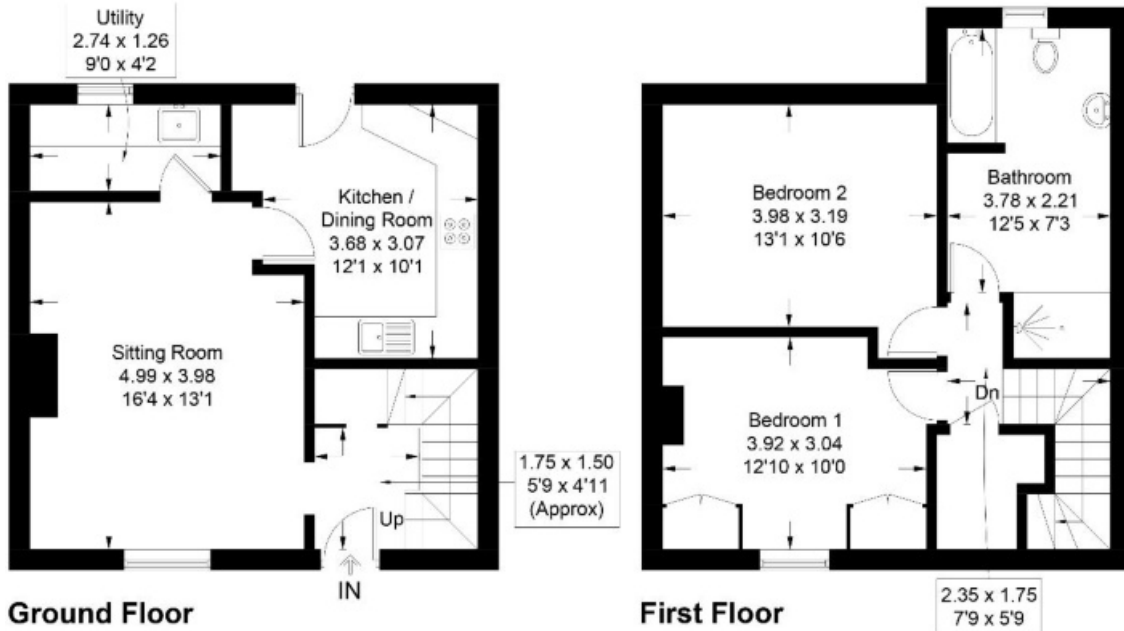


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1175590)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.