

Kelso

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5 Cheviot View Lempitlaw

Kelso, TD5 8BN

Guide Price £440,000



A substantial link-detached family home, peacefully situated within the desirable rural hamlet of Lempitlaw, enjoying beautiful surrounding countryside and stunning outlooks towards the Cheviot Hills. Despite its tranquil setting, the property remains conveniently located for the popular market town of Kelso, where an excellent range of local amenities can be found, including primary and secondary schooling. The property offers spacious and flexible accommodation arranged over two levels and would make an ideal family home. The ground floor comprises a welcoming entrance hall, generously proportioned living room with multi-fuel stove, dining kitchen, utility room, dining room which could alternatively be utilised as an additional bedroom, and a WC. Upstairs, the master bedroom features an en-suite shower room, alongside a dressing room which offers excellent potential for conversion to a bedroom, two further double bedrooms and a family bathroom. Both the en-suite and family bathroom benefit from underfloor heating. Externally, the property benefits from a large rear garden, providing an excellent outdoor space with the surrounding countryside beyond, together with a small enclosed garden to the front. A private driveway provides ample off-street parking and leads to a double garage with electric vehicle charging point. The rear garden also features a hot tub, creating an ideal space for relaxing and enjoying the peaceful surroundings. Viewing is highly recommended to fully appreciate the accommodation and setting on offer.



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Ground Floor:
Entrance Hall
Living Room
Dining Kitchen
Utility Room
Dining Room/Double Bedroom
WC

First Floor:
Landing
Master Bedroom with En-Suite Shower Room
Dressing Room/Bedroom
Two Further Double Bedrooms
Family Bathroom

LPG Gas Fired Central Heating
Multi-Fuel Stove
Under-Floor Heating in Upstairs Bathrooms
Triple Glazing
Solar PV Panels
EV Charging Point

Large Rear Garden
Hot Tub
Enclosed Front Garden
Double Garage
Driveway



Location

Lempitlaw is a small hamlet situated approximately five miles from the popular town of Kelso, set amidst the stunning countryside of 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 the Flemish-style Town Square forming its focal point. The town offers an excellent range of facilities and recreational pursuits, 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 Borders Railway from Tweedbank to Edinburgh can be reached in around 30 minutes from Kelso.

Fixtures and Fittings

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

Services

Mains Water & Electricity.

LPG Gas Fired Central Heating

Solar Panels

Residents Association Fee: Approx. £260 per annum, including maintenance of the sewage treatment plant, public liability insurance, maintenance of common areas and other incidental costs agreed at the AGM.

EPC

B

Council Tax Band

F

Viewing

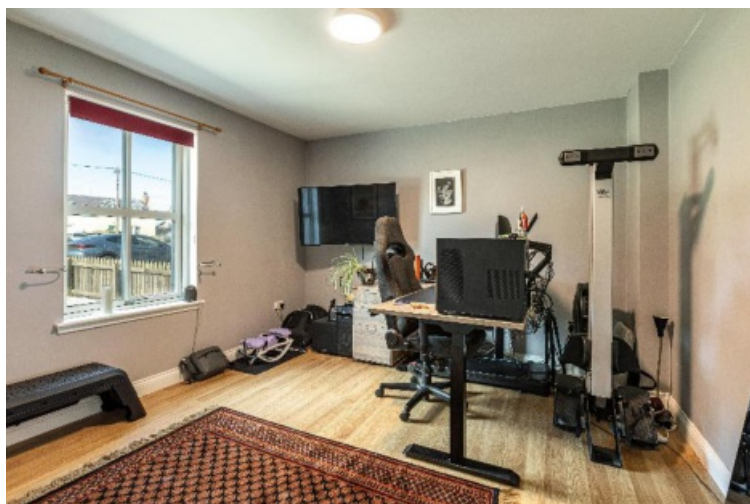
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement

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5 Cheviot View, Lempitlaw

Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft

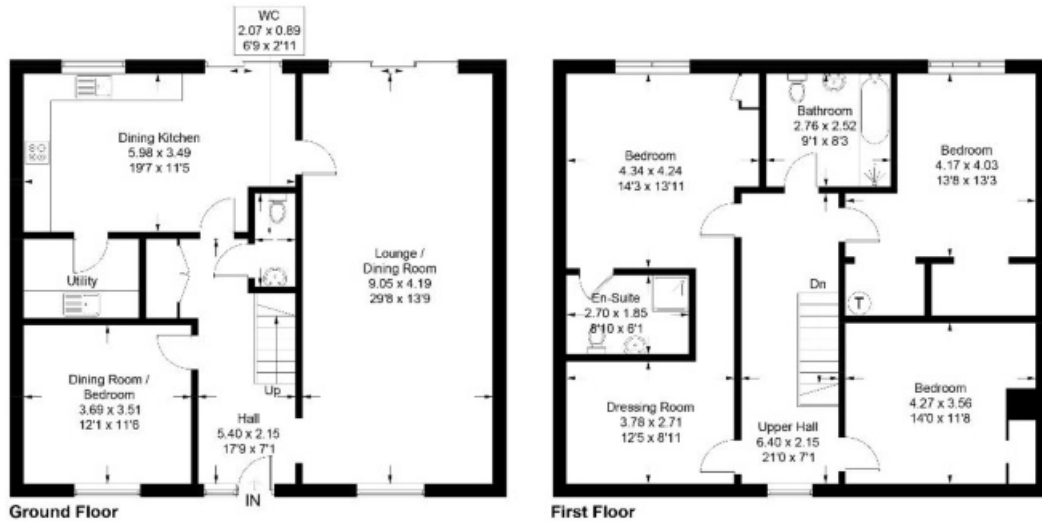


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriebs.co.uk (ID1333958)

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Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
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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.