

LEGAL
HASTIN & S



Wooden View

Eckford Nr Kelso, TD5 8LG

Offers Over £395,000





Set in a generous plot within the charming village, Wooden View is a detached bungalow offering versatile accommodation, two garages and a landscaped level garden.



WOODEN VIEW

The village of Eckford is a picturesque spot set against a rolling countryside backdrop and offers the ideal lifestyle choice for those buyers keen for a peaceful setting with an excellent range of nearby amenities. This comfortable and welcoming family home offers future proofing being set all on one level with adaptable accommodation for every season of life, a wonderful garden and excellent outdoor storage with two garages and ample parking.

With a gated entrance, the garden is filled with year round colour and sits with a good degree of privacy with sheltering trees and mature planting. The paved driveway leads to the main entrance to the bungalow; with a vestibule and hall opening to the living space and four bedrooms. A generous lounge with feature fireplace adjoins a super sunroom – providing an easy flow between public spaces. The neighbouring kitchen is fully fitted with a range of cabinetry and appliances, with space for dining furnishings and a must-have utility and laundry room set to the rear and accessing the back garden. Along the hall, four bedrooms are serviced by a shower room and a separate family bathroom, with a good selection of in-built storage throughout.

Externally, in addition to the front lawn and driveway, access right round the property opens to a second parking area with gated entrance and a courtyard style area, utilised as a drying area and accessing the second garage with serves as a workshop.

LOCATION

Most Border towns are readily accessible from this popular village location. Plentiful road links make Eckford readily accessible to most Border towns, including the A68, five miles away, which links Edinburgh to Newcastle, both of which have international airports.

The A1 at Berwick-upon-Tweed is only twenty-seven and a half miles away where a mainline railway serves the whole UK East Coast, with trains to London taking around four hours. The new Borders Railway, lying only seventeen and a half miles away at Tweedbank, has a regular train service running to Edinburgh and taking around 55 minutes.

Eckford is also conveniently placed on the Kelso to Hawick bus route. (All times and distances are approximate.)

The catchment for schooling is Morebattle Primary and Kelso High School, with private education available at Longridge Towers near Cornhill on Tweed or St Mary's Preparatory School in Melrose.

HIGHLIGHTS

- Beautiful detached bungalow
- Well proportioned with two large public rooms
- Move in condition
- Two garage outbuildings
- Peaceful countryside setting

ACCOMMODATION SUMMARY

Entrance vestibule, hallway, lounge, sunroom, dining kitchen, utility room, rear hall, bathroom, four bedrooms, shower room.

SERVICES

Oil fired central heating. Mains electricity & water. Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £395,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



