

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Grafton Bank Town Yetholm

Kelso, TD5 8SB

Guide Price £230,000



Situated within the picturesque village of Town Yetholm, this well-maintained detached bungalow offers spacious and well-proportioned living accommodation, making it an ideal purchase for a range of buyers. The property comprises an entrance vestibule, WC, welcoming hallway, comfortable living room, kitchen, separate dining room, three bedrooms, all with fitted wardrobes, and a bathroom. Externally, the property enjoys low-maintenance garden grounds, providing an ideal space to relax and enjoy the surroundings without the demands of extensive upkeep. Further benefits include an integral garage, a separate garage/outbuilding located within the garden grounds, a driveway providing off-street parking for up to three vehicles and a useful external store offering additional storage space. Town Yetholm is a charming rural village nestled at the foot of the Cheviot Hills, offering a welcoming community atmosphere and access to beautiful surrounding countryside. Viewing is highly recommended to fully appreciate the accommodation, outdoor space and setting on offer.



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Accommodation:
Entrance Vestibule
WC
Hall
Living Room
Kitchen
Dining Room
Three Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Surrounding Garden Grounds
Integral Garage & Driveway
Detached Garage/Outbuilding
External Store



Location

The charming rural village of Town Yetholm lies at the foot of the Cheviot Hills in the heart of the Scottish Borders, approximately eight miles from the historic market town of Kelso. The village enjoys a welcoming community atmosphere, with local amenities including a primary school, community shop and post office, hotel, butcher and garage.

The surrounding countryside offers an abundance of opportunities for outdoor pursuits, with beautiful walks across the Cheviot Hills and along the nearby Bowmont Water. The area is particularly appealing to those who enjoy walking, cycling and exploring the scenic Border countryside.

For secondary schooling and a wider range of shopping, leisure and professional services, Kelso is readily accessible by car. Edinburgh and Newcastle can also be reached by road, making Town Yetholm an attractive choice for those seeking a peaceful rural lifestyle while retaining access to larger towns and cities.

Fixtures & Fittings

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

Services

Mains Drainage, Water and Electricity.
Oil Fired Central Heating. Double Glazing

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agents

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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
Tranent,	Tel 01875 611211



3 Grafton Bank, Town Yetholm, Kelso, TD5 8SB

Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft
(Including Single Garage)

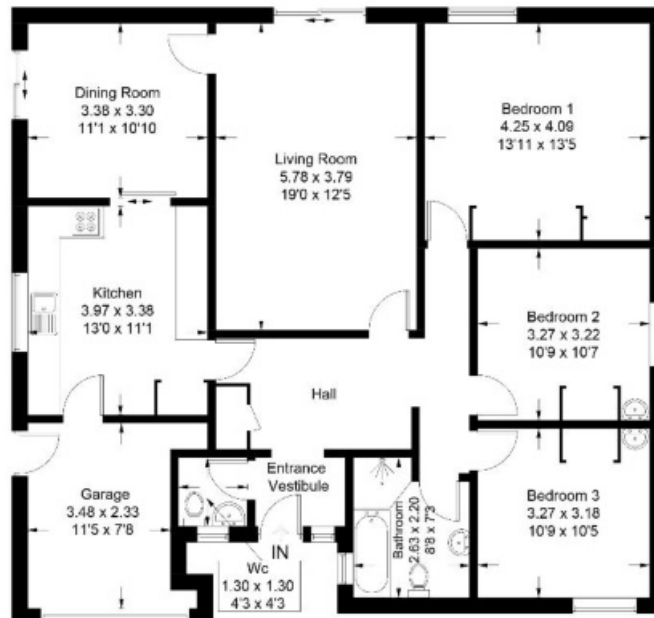


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1342155)

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.