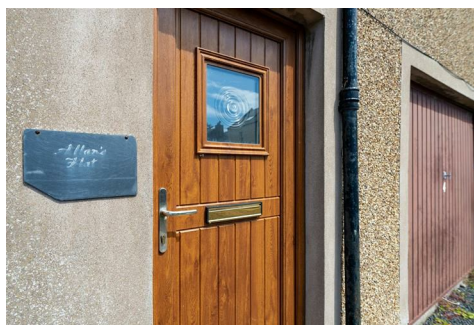




Allan's Flat Main Street  
Kelso, TD5 8PE



Allan's flat is a bright and welcoming first-floor studio apartment in a peaceful location just off Main Street, Kirk Yetholm. Overlooking the churchyard, it offers comfortable accommodation, excellent storage and a light, airy feel throughout.



### ALLAN'S FLAT

Tucked away down a peaceful lane just off the Main Street in Kirk Yetholm, Alan's Flat enjoys an enviable position overlooking the churchyard. Situated on the first floor, this attractive one bedroomed flat offers bright and well-presented accommodation with neutral décor throughout.

The spacious living area provides ample room for both dining and relaxing, with flexibility for guest accommodation via a sofa bed. Recent improvements include modern double-glazed windows to the front and Velux windows to the rear, creating a light and airy living space.

The kitchen is fitted with a freestanding cooker and offers scope for further upgrading, with provision for a washing machine and additional freezer space located within the external store.

The generous double bedroom benefits from a front-facing window, built-in wardrobes, further cupboard storage, and access to the attic via a hatch. The contemporary shower room is finished with full-height tiling and includes excellent storage facilities.

Externally, the property also enjoys useful additional storage within a powered and lit cupboard located in the side passage — ideal for bicycles and outdoor equipment.

### LOCATION

Kirk Yetholm and Town Yetholm form a pair of picturesque twin villages set amidst beautiful countryside at the northern end of the Pennine Way. Together they offer a thriving and welcoming rural community with an excellent range of local services and a strong village spirit.

- **Amenities:** The villages provide an impressive selection of facilities for their size. Kirk Yetholm is home to the well-known Border Hotel, while nearby Town Yetholm offers a well-regarded village school, filling station, post office and coffee shop, licensed bar, public hall, and playing fields. The combination of amenities across both settlements supports an active and engaged community.

- **Schooling:** Primary education is available within Town Yetholm, with secondary schooling provided in Kelso, making the villages a popular choice for families seeking a rural lifestyle with accessible educational options.

- **Population:** Together, the Yetholms have a population of around 600, and support a lively and close-knit population with a strong community identity, shaped by local facilities, shared events, and a setting that attracts both residents and long-distance walkers completing the Pennine Way.

- **Transport Connections:** The twin villages lie approximately eight miles south of Kelso, providing convenient access to shops, services, and wider leisure facilities. The surrounding area offers outstanding opportunities for country pursuits, including walking, cycling, and fishing on the River Tweed. The Yetholms are increasingly sought after by those looking to enjoy a quieter pace of life while remaining connected to major Borders towns.

### HIGHLIGHTS

- Peaceful village setting
- Bright first-floor flat
- Excellent external storage

### ACCOMMODATION SUMMARY

Entrance hallway, open plan living/kitchen, bedroom, bathroom.

### COUNCIL TAX

Band TBC

### ENERGY EFFICIENCY

Rating E.

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays

### PRICE & MARKETING POLICY

Offers over £115,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - [Enq@hastingslegal.co.uk](mailto: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.