



Rubislaw, Yew Tree Road

Town Yetholm, TD5 8RY



Detached Bungalow Requiring Upgrading In a Large Secluded Plot

Entrance Vestibule, Hallway, Living Room, Four Bedrooms (Master en-suite), Kitchen, Bathroom, Back Hal/Stores, Gardens and Garage.



Rubislaw is a detached four bedroom house (originally a 1950's bungalow extended to add upper floor bedroom) with private gardens. Set in a quiet tucked away spot within the village the gardens are generous, well maintained and have fine views towards Staerough and the Cheviots. Accessed off Yew Tree Road a private pebbled access drive leads to the property with its well established and fenced garden with driveway and garage to the side of the house.

LOCATION

Yetholm is a thriving rural community situated at the end of the Pennine Way. An excellent range of services are available locally including primary education, filling station/garage, bus services, post office, village shop, butcher's's, hotel/restaurant, church, public hall and playing fields. The nearest town is Kelso, some seven miles distant, which has good educational and sporting facilities and quality shops and supermarkets. The local area is popular and has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the Cheviot Hills. Both Edinburgh and Newcastle, with their International airports, are easily commutable within approximately one hour's drive, with intercity rail connection available at Berwick upon Tweed some 20 miles distant.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Living Room, Kitchen, Bathroom, Four bedrooms (Master with En-suite on the Upper Floor), Rear Porch with cupboards. Garage and Gardens.

FEATURES & HIGHLIGHTS

- Location – enjoying a peaceful tucked away village location with fantastic views towards Staerough Hill
- An exciting opportunity as a renovation project with huge scope for development and upgrading.
- Detached four bedroom family home.
- Spacious accommodation throughout with master bedroom and en-suite on the first floor.
- Gardens – set within a good sized plot with driveway, wrap around gardens and single garage.

MEASUREMENTS

LOUNGE	4.86m x 5.26m (15'11" x 17'3")
KITCHEN	3.01m x 2.97m (9'11" x 9'9")
BEDROOM	3.24m x 5'59m (10'8" x 18'4")
BEDROOM	4.04m x 3.01m (13'3" x 9'11")
BEDROOM	3.02m x 3.62m (9'11" x 11'11")
BATHROOM	1.81m x 3.01m (5'11" x 9'11")
MASTER BEDROOM	4.08m x 4.04m (13'5" x 13'3")

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Partial double glazing.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating F

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.