



Birch Cottage

Pirnie, Kelso, TD5 8NS

Offers Over £250,000



Dating back to 1899, Birch Cottage is a characterful detached property with a striking traditional red sandstone frontage, colourful garden and endless views across grazing fields and farmland.

Pirnie is a sweet hamlet located just 2 miles off the A68 or taking the more scenic route from Maxton - it is well connected for its rural position.

The property never feels too far from civilisation with the neighbouring farmhouse, former school and resident cattle for company. Cottages like this undoubtedly appeal to those in search of a lifestyle change, looking for peace and quiet and a slower pace of living.



The property is welcoming throughout, with the ground floor providing spacious living accommodation with a large lounge with open fire place, a generous dining kitchen, and a sun room overlooking the garden. There is an excellent level of light throughout the cottage, with lots of dual aspect rooms and a generous head height, creating a very inviting and comfortable home and affording for family living well. Upstairs, the three bedrooms are comfortable doubles with lovely outlooks, with the family bathroom on the split landing.

The external space is well kept and mature, a colourful haven in the spring and summer months, with far reaching views, complete privacy and lots of birds and wildlife.

LOCATION

Set in a countryside position overlooking open farmland, Birch Cottage can be easily accessed from the A68; just 3 miles to Ancrum and 5 miles to St Boswells, or via the A699 sitting 8 miles from Kelso. The best of both worlds, the property enjoys a peaceful setting while connecting to modern requirement swiftly. It is understood the school catchment is for St Boswells Primary School and Earlston High School.

Kelso itself, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there are several major superstores to the edge of town, a recently completed High School, medical and banking facilities, making it an excellent choice for the modern buyer.

HIGHLIGHTS

- Beautiful countryside location with open views
- Excellent potential to upgrade and personalise
- Mature enclosed garden & parking
- Three large double bedrooms
- Spacious living accommodation and storage

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Dual Aspect Lounge, Open Plan Kitchen & Dining Room, Rear Hall, Utility Storage, Sun Room. Three Double Bedrooms and Bathroom on Upper Level.

ENERGY EFFICIENCY

Band E.

COUNCIL TAX

Band E.

SERVICES

Mains water and electric. Oil fired central heating. Private drainage to septic tank.

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 £250,000 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.





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