



## Rambler Cottage

Teapot Street, Morebattle, TD5 8QH



Traditional Cottage in Popular Village Location.  
Perfect as a Main Home or Holiday Home.

Entrance Hall, Lounge, Kitchen,  
Galleried Landing, Two Bedrooms and  
Wet Room. Courtyard.



Rambler Cottage is a traditional semi-detached stone built cottage enjoying a pleasant location within the picturesque village of Morebattle. The property is a desirable two bedroom home offering spacious accommodation and would be ideally suited as a main home or indeed as a holiday or second home if preferred.

## LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghe.

## DOWNSTAIRS ACCOMMODATION

A partially glazed timber entrance door opens into the entrance hallway with the kitchen to the left. The kitchen is fitted with a good range of wall and base units with ample worktop space, tiled splashbacks and space for slot-in appliances. A stainless steel sink and drainer sits below a deeply recessed sash and case window to the front of the property. The main entrance hall is centrally located and surprisingly spacious with carpeted stairs leading off to a galleried landing on the first floor. A glazed door from the hall allows access directly to the courtyard garden to the rear. The lounge is located at the far end and is a generous size with two windows to the front and further window to the side ensuring good levels of natural light. There is ample space for dining table and chairs if desired.

## UPPER ACCOMMODATION

A carpeted turned staircase extends to a spacious galleried landing on the first floor. The first of two upstairs bedrooms is a well proportioned double room with dual aspect windows to the front and side with the benefit of a walk-in cupboard providing good additional storage and houses the boiler. The second bedroom is situated to the far end of the galleried landing and again is a good sized double room with skylight window to the front and excellent storage provided by built-in wardrobes with hatch to the attic. Centrally located is the wet room which has recently been upgraded and is fitted with a white WC, pedestal sink and shower with wet wall panelling.

## MEASUREMENTS

LOUNGE	4.7m x 5.9m (15'4" x 19'3")
KITCHEN	2.8m x 2.4m (9'2" x 7'9")
BEDROOM ONE	3.9m x 3.3m (12'8" x 10'10")
BEDROOM TWO	3.0m x 2.9m (9'8" x 9'4")
BATHROOM	2.9m x 1.7m (9'4" x 5'7")

## EXTERNAL

In addition to a small low maintenance flower bed to the front, there is a small gravelled courtyard to the rear with side access.

## SERVICES

Mains water, electricity and drainage. LPG gas central heating.

## COUNCIL TAX

Band C

## 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.