

HASTIN^{LEGAL}&S



4 Deanfield Bank Offers Over £220,000

Kelso, TD5 8RH



3 bed



2 public



2 bath



4 Deanfield Bank Is A Beautifully Modernised Townhouse In Sought-after Town Yetholm, Offering Stylish, Energy-efficient Living With Stunning Views Of The Cheviot Hills. Fully Modernised And In Immaculate Walk-in Condition.



4 DEANFIELD BANK

4 Deanfield Bank is a stunning townhouse that has been completely transformed to an exceptional standard, offering contemporary living at its finest in Town Yetholm. Behind its modest exterior lies a home of remarkable style and quality, presented in immaculate, walk-in condition throughout. The interiors have been finished to show-home standard, combining elegant décor, thoughtful design, and a calm, modern aesthetic. The sleek, contemporary kitchen perfectly complements the home's sophisticated feel, while the bright and spacious lounge on the first floor enjoys breathtaking panoramic views of the Cheviot Hills — a truly special outlook that changes beautifully with the seasons. A charming wood-burning stove creates a welcoming focal point, ideal for cosy evenings.

The flexible layout includes a luxurious ground-floor master bedroom with a stylish bathroom, while upstairs features two further bedrooms and a beautifully appointed family bathroom.

Additional benefits include a new heating system, triple-glazed windows, solar panels, oil-fired heating, and a low-maintenance rear garden.

A powered garage, driveway, and neatly kept front lawn complete the picture. 4 Deanfield Bank is a beautifully modernised home that perfectly blends luxury, comfort, and practicality.

LOCATION

Town Yetholm is a charming village with a thriving community and picturesque backdrop. With excellent local amenities located within the village including a village pub, primary school, post office, church, garage and petrol station, butcher and village store, the village is known for its societies and group activities, and has a well-used public hall staging events throughout the year. The neighbouring village Kirk Yetholm is a short walk across the water, and is situated at the end of the Pennine Way - a haven for keen walkers. Kirk Yetholm also has a lovely village pub with thatched roof and traditional village green. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. The main east coast station at Berwick is around a 20 minute drive with regular connections to Edinburgh, Newcastle and London.

HIGHLIGHTS

- Immaculate condition 3 bedroom property
- Stylish contemporary interiors
- Energy efficient with solar panels and triple glazed windows
- Low maintenance gardens and garage

ACCOMMODATION SUMMARY

FLOOR: Entrance hall, Bedroom, Bathroom. FIRST FLOOR: Sitting room, dining room, kitchen, utility room, bathroom, two further bedrooms.

SERVICES

Oil fired central heating, mains water, electricity and drainage. Triple glazed windows, solar panels.

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating B.

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 £220,000 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.