



## 3 Burnbrae Farm Cottages Kelso, TD5 7RY



Set in a charming countryside hamlet and benefitting excellent connections to nearby Kelso and beyond to Edinburgh, No. 3 Burnbrae is a recently renovated semi-detached cottage - perfect for those looking for a great balance between rural living and nearby amenities, and presented in walk-in condition throughout.



## SUMMARY

A beautifully renovated semi-detached cottage in the picturesque hamlet of Nenthorn, just outside Kelso, 3 Burnbrae is an ideal choice for those seeking a peaceful countryside home with excellent connections—or a perfect second home or rental investment.

This attractive cottage features a neat, low-maintenance front garden and a generously sized, private rear garden. The property has been fully refurbished, including a stylishly remodelled kitchen, window repairs, interior redecoration, a brand-new bathroom, and the installation of a new boiler.

The bright and welcoming living room is the heart of the home, centred around a cosy multi-fuel stove with an elegant oak mantle that adds a touch of character and classic cottage charm. To the rear, the contemporary dining kitchen offers excellent practicality, with modern fitted units and ample worktop space. A door leads directly to the newly landscaped rear garden, making it ideal for entertaining or relaxing outdoors.

A separate utility room is plumbed for a washing machine, and adds further convenience, providing dedicated space for laundry and additional storage.

Upstairs, the exceptionally spacious principal bedroom features newly fitted carpets, in-built storage, and elevated views over the surrounding countryside. A second double bedroom, finished in neutral tones and timber flooring completes the accommodation. This wonderful home is ideal for first time buyers, investors and more.

## EXTERNAL

The low maintenance garden to the front offers the ideal kerb appeal whilst limiting the planters to a minimum. A shared access down the side leads to a gate into the rear garden, landscaped prior to coming to the market, this large garden has been divided to provide dedicated areas ready for a buyer to finish to their own requirement.

A pathway from the rear garden leads to a communal parking area with two assigned car parking spaces.

## LOCATION

Nenthorn is a hamlet lying some 3 miles north of Kelso on the A698, connecting to Edinburgh in approx. 60 minutes.

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. 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.

## HIGHLIGHTS

Semi Rural Position  
Idyllic Outlooks  
Newly Landscaped Garden  
No Onward Chain

## ACCOMMODATION SUMMARY

Entrance Hallway, Living Room, Utility Area, Downstairs Bathroom, Breakfasting Kitchen, Two Bedrooms, Off Road Parking Via Assigned Spaces, Large Garden To The Rear And Low Maintenance Garden To The Front.

## SERVICES

Mains electricity & water. Private drainage. Double glazing. Oil fired central heating.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

## COUNCIL TAX

Band B

## 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 £170,000 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.