



# Lyon Cottage

Yetholm



Charming Cottage Enjoying a Central Village Location with Delightful Gardens and Spacious Accommodation.

Entrance Hall, Lounge, Dining Kitchen, Utility, Three Bedrooms (Master with en-suite), Family Bathroom. Floored Attic. Enclosed Garden with parking/space for garage if desired.



Originally dating back to the 1700's, Lyon Cottage is a rather deceptive mid terrace property enjoying a convenient central location within the popular village of Town Yetholm. The scale of the property is perhaps not apparent from first impressions with the accommodation comprising lounge with multi fuel stove, a spacious dining kitchen with utility room, three bedrooms (Master with en-suite), family bathroom and floored attic. Externally the gardens are delightful and neatly presented to provide colour and interest throughout the year with the benefit of off street parking.

## LOCATION

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.

## GROUND FLOOR ACCOMMODATION

A solid timber entrance door opens to a warm and welcoming entrance hall with carpeted staircase leading up to the upper accommodation. Positioned to the front of the property, the lounge is a lovely room with front facing windows allowing excellent levels of natural light. This room has lots of charm with a central focal point being provided by a multi fuel stove set on a black stone hearth with brick surround. The kitchen lies to the rear of the lounge and is a well proportioned room. Freshly presented and fitted with a good range of wall and base units with a 'Stanley Stove' providing a lovely feature and a worthy addition. There is ample space for a family dining table and chairs if desired. A pantry cupboard provides good additional storage, in addition to the utility room which is a very useful facility and allows direct access to the garden.

## FIRST FLOOR ACCOMMODATION

Upstairs on the half landing lies the master bedroom and family bathroom. Two steps lead off to the master bedroom which enjoys good levels of natural light provided by the dual aspect windows with uninterrupted views towards Staerough Hill. The en-suite shower room is freshly presented with walk-in shower, pedestal sink and wc. The family bathroom is fully tiled comprising of a white three piece suite. The staircase continues to two further bedrooms, both enjoying outlooks to the front. Also located on the landing is a hatch to the attic which benefits from a ramsay ladder and is fully floored with velux window.

## EXTERNAL

The gardens to the rear of the property are very sheltered and absolutely delightful having been very well tended by the current owners. Immediately to the rear of the house is a paved patio providing a lovely seating area with steps leading to a central lawn area with colourful planted borders to either side. At the foot of the garden are double gates allowing off street parking with space for a garage if desired and subject to appropriate consent.

## MEASUREMENTS

|                |                              |
|----------------|------------------------------|
| Lounge         | 4.9m x 3.3m (16'1" x 10'11") |
| Dining Kitchen | 4.0m x 3.8m (13'2" x 12'6")  |
| Utility Room   | 3.2m x 1.9m (10'6" x 6'36")  |
| Bedroom One    | 4.1m x 3.9m (13'3" x 12'10") |
| Bedroom Two    | 5.0m x 3.5m (16'4" x 11'7")  |
| Bedroom Three  | 2.5m x 1.9m (8'4" x 6'4")    |
| Bathroom       | 2.8m x 1.4m (9'2" x 4'7")    |

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Rating D.

## 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.