



1 Ladyrig Farm Cottages Kelso, TD5 8JP



3 bed



2 public



1 bath



This beautifully renovated three-bedroom end-terrace bungalow in Ladyrig offers stylish countryside living just minutes from Kelso and main road links. Combining modern décor with rural charm, it's an ideal move-in-ready home or proven holiday-let investment, complete with open views, a private patio and excellent potential for future development.



1 LADYRIG FARM COTTAGE

This delightful three-bedroom end-terrace bungalow combines timeless rural charm with contemporary comfort. Fully renovated and beautifully presented throughout, the property offers an ideal opportunity for those seeking a home in true move-in condition whether as a peaceful country residence, a stylish second home, or a proven holiday-let investment.

Nestled off a quiet minor road in the picturesque hamlet of Ladyrig, the cottage occupies a desirable end position within the terrace, enjoying generous outdoor space and open countryside views. A spacious lawned area to the side provides excellent potential for extension both to the side and up into the roof (subject to planning consent), while the private, sheltered patio to the rear is perfect for relaxing evenings and admiring the sunset and stars.

The property benefits from more than ample parking to the rear. The extensive level ground at the back of the property also offers further flexibility, presenting exciting opportunities of fertile ground for creative landscaping, recreational use, or future development with a home office/studio.

Inside, the accommodation is finished in contemporary décor throughout, creating a stylish yet welcoming atmosphere. Every room has been thoughtfully refurbished, blending modern finishes and high ceilings with the warmth and character typical of a countryside cottage.

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.

HIGHLIGHTS

- Fully renovated and beautifully presented throughout
- Three well-proportioned bedrooms
- Wood burning stove.
- Proven track record as a successful holiday let
- Peaceful rural setting within easy reach of local amenities
- Spacious lawned garden with potential for extension (STP)

ACCOMMODATION SUMMARY

Entrance vestibule, sitting room, kitchen/dining, three bedrooms, bathroom.

SERVICES

Oil fired central heating. Wood burning stove. Mains electricity and water. Private drainage.

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale. Hot tub and 20ft storage container can potentially be negotiated separately with the owner.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating D.

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 or requested by email 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 AND MARKETING POLICY

Offers over £249,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.