



Campbell Cottage

Main Street, Leitholm, TD12 4JL



3 bed



2 public



1 bath



This Three Bedroom, Mid-Terrace Cottage Is Situated In The Heart Of The Village And Offers Surprisingly Spacious Accommodation Over Two Floors. With A Large Garden To The Rear With Mature Fruit Trees, This Cottage Would Make A Superb Main Residence Or Holiday Home.



Set in the heart of Leitholm, Campbell Cottage is a surprisingly spacious, three-bedroom mid-terrace property brimming with kerb appeal and charm, which would make for a superb main residence or holiday home. The traditional cottage offers comfortable and flexible accommodation over two floors, while its central Scottish Borders location is ideal for exploring the various towns, villages and attractions. Outside, the front garden provides an attractive introduction dotted with flashes of seasonal colour, while the sprawling back garden, with its own selection of mature fruit trees is a wonderful space to relax and enjoy.

LOCATION

Leitholm is a thriving community with a village hall and play park. Nearby towns are Kelso, Coldstream and Duns. Primary schools are at Swinton with secondary schooling at Berwickshire High in Duns with school transport available from the village. Leitholm is within easy reach of Edinburgh by the A697 while the main East Coast rail station at Berwick and the Berwickshire coastline is just 15 miles distant.

KEY FEATURES

- Spacious Three Bedroom Cottage in Village Location
- Characterful Accommodation Over Two Floors
- Generous Enclosed Back Garden with Mature Fruit Trees
- Modern Gas Central Heating & Double Glazing

ACCOMMODATION SUMMARY

Lounge, Kitchen, Sun Room/Rear Hallway, One Downstairs Bedroom/Dining Room, Family Bathroom and Two Upstairs Bedrooms.

GROUND FLOOR ACCOMMODATION

The traditional, half glazed front door opens to the side of the main lounge area, with the stairs leading up to the first floor also to the side. The lounge is spacious and bright with a window facing out to the front garden, with further natural light coming through the glazed panel door which leads through to the Sun Room to the rear. The stone fireplace with matching hearth and decorative, rounded bullnose brick edging sits handsomely in the room, while recessed shelving alcove is nestled in the far wall. The Sun Room provides a connection hallway space from the Lounge to both the Kitchen and the Bathroom, with windows on either side of the glazed panel door that leads out to the back garden. The kitchen has a good selection of floor and wall units in a galley-style configuration, with the wide window, looking out to the back garden, positioned above the sink. The bathroom comprises of a white suite with an over bath 'rainfall head' shower together with clear glazed shower screen and marbled pattern tiling throughout. The gas central heating boiler is located to the side of an opaque glazed window which sits above the dual-flush WC. The ground floor bedroom is also bright with the main window looking out to the front garden, together with a secondary window looking through to the lounge. An alcove sits to the far side of a fireplace, which the purchasers may wish to reinstate or to leave as a feature.

UPPER ACCOMMODATION

Freshly carpeted stairs lead up to the two first floor bedrooms, with a velux style roof window adding great natural light to the space, while both bedrooms have windows overlooking the front garden and also benefit from recently fitted carpets. The larger of the two double

bedrooms has a very pretty, painted cast iron fireplace with painted timber surround and varnished mantle, while the second bedroom has a large built-in wardrobe.

EXTERNAL

A small area of low maintenance garden lies to the front of the property whilst the main garden is situated to the rear with access from the sun room/rear porch. A small paved area provides the perfect spot for outdoor furnishings with a large area laid to lawn beyond and a selection of mature fruit trees towards the rear.

SERVICES

Mains electric, gas, water and drainage. Gas central heating. Double glazing.

ADDITIONAL INFORMATION

Seller is not part of a chain and therefore the cottage is available for immediate purchase.

MEASUREMENTS

Lounge	4.97m x 4.54m
Kitchen	3.48m x 2.20m
Sun Room/Rear Hallway	2.71m x 2.35m
Bedroom One	4.96m x 2.89m
Bedroom Two	4.94m x 3.71m
Bedroom Three/ Dining Room	4.96m x 2.84m
Bathroom	2.24m x 1.73m

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225 999 - 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.