

HASTIN^{LEGAL}&S



Rowan Cottage Main Street
Kelso, TD5 8QQ



1 bed



1 public



1 bath



Rowan Cottage is a mid-terrace, stone-built cottage brimming with potential. Offering a kitchen, living area, bedroom and shower room, it presents an exciting opportunity to create a characterful home.



ROWAN COTTAGE

Rowan Cottage is a mid-terrace, stone-built cottage offering character and renovation potential. An excellent opportunity for buyers looking to create a home or investment property.

The accommodation comprises a kitchen, living area, one bedroom, and a bathroom with shower, along with a useful storage cupboard. There is also a small courtyard to the front of the property.

With its traditional stone frontage and scope for improvement, Rowan Cottage provides the chance to restore and personalise a characterful home.

LOCATION

Morebattle is a popular Borders village, situated in the foothills of the Cheviots, approximately four miles from Yetholm and eight miles from Kelso. The village is well-regarded for its attractive setting and strong sense of community, offering a peaceful rural lifestyle while remaining within reach of a wide range of facilities.

- **Amenities:** Morebattle benefits from a primary school and a selection of local amenities, including a village store, butcher, post office, hotel/village pub, and a village hall, supporting an active and welcoming community.
- **Schooling:** Primary education is provided within the village, with secondary schooling and additional educational facilities available in Kelso, approximately eight miles away. Kelso also offers a broad range of sporting and recreational opportunities, along with quality shops and services.
- **Leisure & Activities:** The surrounding area is ideal for outdoor pursuits, including hill walking, fishing, and golf at the championship-standard course at Roxburghe.
- **Transport Connections:** Morebattle enjoys good road access to Kelso and the wider Borders region. The Borders Railway at Tweedbank, 21 miles away, provides direct rail connections to Edinburgh, while the main east coast station at Berwick, around 25 miles distant, offers regular services to Edinburgh, Newcastle, and London.

HIGHLIGHTS

- Mid-terrace stone-built cottage

- One bedroom accommodation
- Excellent renovation potential

ACCOMMODATION SUMMARY

Lounge, Kitchen, Bedroom, Bathroom.

SERVICES

Electric storage heaters. Mains water & drainage.

COUNCIL TAX

Band A.

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 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 & MARKETING POLICY

Offers 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. 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.