



Upepo, Kirkton

Upepo

Kirkton, TD9 8QJ

Offers Over £550,000





Set in a peaceful countryside position in the heart of the Scottish Borders, Upepo offers an excellent opportunity to enjoy rural living while remaining within easy reach of local amenities. The detached, architect-designed home enjoys far-reaching views and a tranquil setting, while still maintaining a connection to the nearby village community and the wider facilities of Hawick, approximately five miles away.



UPEPO

Kirkton lies just out with the town of Hawick close to the popular villages of Denholm and Bonchester Bridge, and is surrounded by rolling farmland and countryside that will particularly appeal to those with equestrian or outdoor interests. The property sits within generous private gardens extending to approximately an acre and has been immaculately maintained, as reflected in the Home Report. Internally, the accommodation is spacious and flexible, offering three reception rooms and six bedrooms, with space for homeworking and excellent storage throughout, including a large accessible attic and a double garage.

A generous driveway provides ample parking, and the property sits in a gently elevated position. The main entrance opens into a useful vestibule leading through to the ground floor accommodation. The interior has been recently upgraded and is presented in fresh, neutral décor with quality fixtures and fittings throughout.

The modern dining kitchen is positioned at the end of the hallway and provides a sociable space for everyday living and entertaining. It features a streamline design with an Everhot cooker, quality oak and quartz worktop, a bright triple aspect with patio doors opening onto a decked terrace with glass balustrades allowing open outlooks over the gardens. To the front of the property, an elegant sun room is fitted with a woodburning stove and provides a comfortable additional living space, while a second reception room across the hall is a relaxing lounge with a feature multi fuel stove. The ground floor also offers a flexible range of bedrooms that could alternatively be used for homeworking, hobbies or as a playroom. The principal bedroom suite is quietly positioned to the rear and includes a dressing area, excellent storage and a well-appointed en-suite bathroom with bath and walk-in shower. A family shower room, separate cloakroom with WC and a utility room complete the ground floor accommodation.

Upstairs are two further spacious bedrooms, both enjoying elevated countryside views, together with a generous shower room accessed from the landing. An extensive attic storage space is accessed from bedroom two and offers excellent additional storage with potential for further development, subject to the relevant permissions. Externally,

the gardens are mainly laid to lawn with established trees, herbaceous borders and seasonal planting, along with a vegetable plot, fruit trees and a greenhouse.

LOCATION

Kirkton is a countryside village opening from the A6088. Nearby Denholm offers a good range of village amenities including local shops, a pub, restaurant, café, garage and primary school. Secondary schooling is available in Hawick or Jedburgh, while private schooling is available at St Mary's in Melrose. Hawick provides a wider range of facilities including supermarkets, banks, medical and dental services, as well as leisure and sporting facilities such as a swimming and sports centre. The town is also home to Wilton Park, popular for walking, and cultural venues including the Heart of Hawick theatre and cinema. The wider Borders area is known for its attractive countryside and strong traditions in rugby and equestrian pursuits. The property also benefits from good road connections to the A7 and A68, providing access to other Borders towns and onward routes to rail links and the motorway network.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hallway, Lounge, Sun Lounge, Dining Kitchen, Utility Room, Master Bedroom with Dressing Area and Ensuite Bathroom, Three Further Bedrooms, Study / Bedroom, Family Shower Room, Cloakroom with WC. First Floor: Landing, Two Double Bedrooms, Shower Room, Storage & Attic Rooms.

KEY FEATURES

- Detached architect-designed home
- Approximately 340 sq m of accommodation
- Peaceful rural setting with countryside views
- Within 5 miles of Hawick
- Generous private gardens
- Flexible accommodation including six bedrooms
- Ideal for homeworking
- Large attic storage space with development potential (subject to permissions)
- Double garage and ample parking

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Band C.

ADDITIONAL INFORMATION

All integrated items and appliances as viewed are included in the sale price, including the Everhot Cooker, all voiles and blinds. The garage door is electric up-an-over. A generator and secure gun store are situated in the garage. Super-fast fibre broadband available. The garden Staddle Stones are not included.

SERVICES

Mains water and electricity. Private Drainage. Oil Fired Central Heating.

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £550,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

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.



