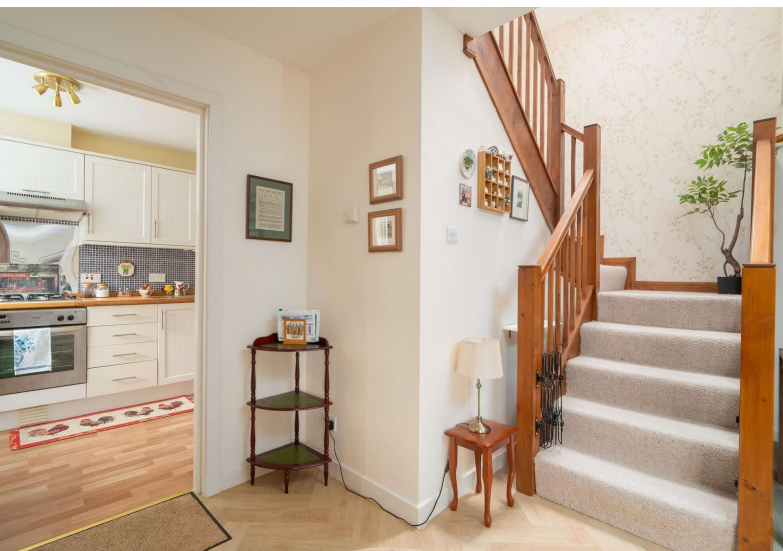




Spring Cottage, Main Street

Leitholm, TD12 4JN

Offers Over £225,000



3 bed



2 public



2 bath



Spring Cottage, The Perfect Blend Of Modern Low Maintenance Living In A Peaceful And Established Village Setting Entrance Vestibule, Lounge, Garden Room, Breakfasting Kitchen, Cloakroom With WC, Three Bedrooms And Bathroom. Integral Garage. Private Parking



Set within the popular village of Leitholm, with excellent links to neighbouring towns, Spring Cottage is an attractive detached three-bedroom home offering modern, low-maintenance living in a peaceful village setting.

Perfectly suited to couples, families, or those looking to downsize without compromising on space, Spring Cottage combines well-proportioned accommodation with contemporary interiors and an easy-to-maintain, south-facing garden. The versatile layout provides a choice of living spaces, while secure direct access to the rear garden enhances everyday practicality.

The ground floor centres around a spacious lounge, filled with natural light from front-facing windows and a striking skylight positioned above the open staircase. A feature fireplace creates a welcoming focal point, while glazed double doors lead seamlessly into the delightful garden room. Surrounded by windows and enjoying views over the private patio garden, this light-filled space offers the perfect setting to relax or entertain, with external doors providing effortless indoor-outdoor living.

The well-equipped breakfasting kitchen offers excellent storage and workspace, while an integral single garage and a practical entrance porch with additional storage complete the ground floor accommodation.

Upstairs, the south-facing rear aspect fills the first floor with natural sunlight. Two generous double bedrooms, both benefiting from excellent built-in storage, are positioned at either end of the landing. A third bedroom, equally suited as a home office or nursery, enjoys attractive views across the village. The accommodation is completed by a recently upgraded contemporary three-piece family bathroom.

Further enhancing the property's practicality is a private driveway providing valuable off-street parking. Within the integral garage, the rear section has been thoughtfully partitioned to create a useful cloakroom with WC and a compact utility/wash area.

Externally, Spring Cottage offers an ideal balance of outdoor enjoyment and low-maintenance living. The fully enclosed, south-facing rear patio garden is wonderfully private and enjoys sunshine throughout the day, providing ample space for outdoor dining, entertaining, and an attractive display of pots, planters, hanging baskets, and climbing plants. A neatly gravelled front garden completes the property.

LOCATION

Leitholm; a thriving village community set into central Berwickshire with easy connections to other local towns and villages

- Amenities: The traditional and popular village pub acts as an active hub to the community alongside the church, hall and play park
- Schooling: Local primary schooling and early learning facilities are available nearby at Coldstream (6 miles) and Swinton (4 miles). Secondary schooling is at Berwickshire High School, Duns (8 miles)
- Population: approximately 230
- Transport connections: Leitholm lies around 2 miles from the A697 which affords connections to Edinburgh in the North and Northumberland further south. The local train station is at Berwick Upon Tweed (15 miles)

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HIGHLIGHTS

- Contemporary detached home
- Modern low maintenance living
- Immaculate interiors
- Sun filled garden room
- Three bedrooms
- Private easy to keep patio garden

ACCOMMODATION SUMMARY

Entrance Vestibule, Lounge, Garden Room, Breakfasting Kitchen, Cloakroom with WC, Three Bedrooms and Bathroom. Integral Garage. Private Parking

SERVICES

Mains gas, electricity, water and drainage. Double glazed. Gas central heating.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

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 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £225,000 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.