



4 Cheviot Place, Town Yetholm, TD5 8SD



Offers Over £115,000

- Semi-Detached Bungalow
- Kitchen / Diner
- Shower Room
- Ideal Holiday Let
- Double Glazing
- Double Bedroom with Wardrobes
- Bright Living Room
- Attic Storage Room
- Electric Heating
- Pretty Village Location

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

The property is situated in the village of Town Yetholm. The village comprises two small settlements - Town Yetholm and Kirk Yetholm, spanning the Bowmont River and nestled in the Cheviot foothills, approximately 1 mile from the English/Scottish border. Yetholm provides various amenities, including a community village shop, pubs, a butcher's shop, and a post office. Positioned on the popular St Cuthbert's Way, this border village is ideal for walkers and holds a rich history dating back to the Bronze Age. The Yetholm Festival, akin to other Borders festivals, features nominated principals, the 'Bari Gadgi' and the 'Bari Manushi,' names rooted in the village's strong Romany connections with the original Romany House nearby. About 7 miles away, Kelso is well-equipped with a large Sainsbury's and a Co-op supermarket, a diverse range of boutique shops, local services and amenities.



### DESCRIPTION:

This delightful one-bedroom semi-detached bungalow, currently operating as a holiday let, is located in the picturesque village of Town Yetholm and offers well-proportioned living spaces. The property features a spacious kitchen-diner, a bright and airy living room, and ample storage options throughout including an attic storage room. The double bedroom is complemented by a full wall of fitted wardrobes, providing excellent storage solutions, while the modern shower room adds a touch of contemporary comfort. To truly appreciate the generous space and potential this bungalow offers, a viewing is highly recommended.



### EXTERNALLY:

The front garden of this bungalow is charmingly enclosed by a neat picket fence and boasts an abundance of shrubs and plants, creating a welcoming and picturesque entrance. The rear garden, also enclosed, offers a private and tranquil space perfect for enjoying the afternoon sunshine or alfresco evening dining on the decking area. A side gate provides convenient access to a pathway leading to the Cheviot place and also to the parking area located at the rear of the property.



### SERVICES:

Mains Electricity, Water & Drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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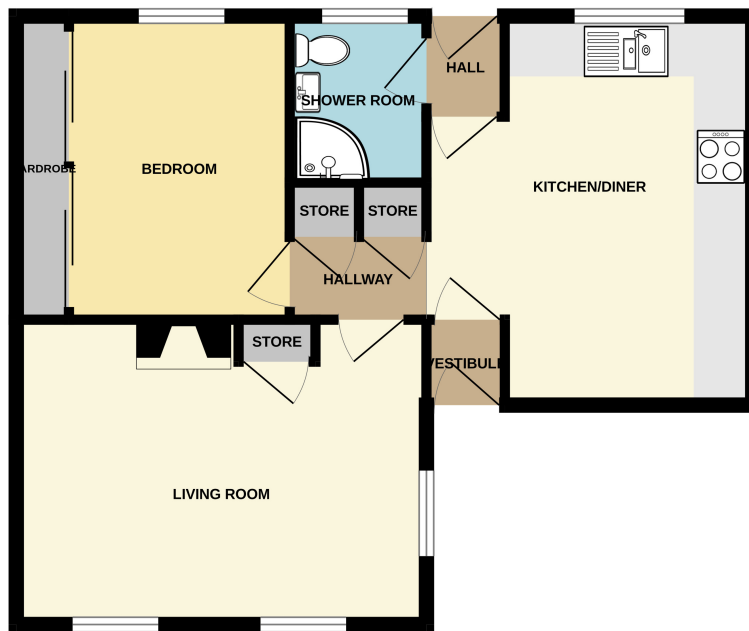
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- VESTIBULE (1.00M X 0.90M)
- LIVING ROOM (4.81M X 2.55M) at widest
- REAR HALL (1.17M X 0.90M)
- KITCHEN / DINER (4.53M X 3.33M)
- BEDROOM (3.59M X 3.19M) including wardrobes
- SHOWER ROOM (1.95M X 1.66M)

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