



ROODSLAND

SMAILHOLM

“A 2 bed detached cottage, with excellent development potential.”



Smallholm is located 6 miles from the market town of Kelso. Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish style Town Square. There are excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Smallholm also lies approximately 9 and a half miles from Tweedbank where the Border Railway can provide a simple journey for those commuting to Edinburgh.

Roodsland is a 2 bedroom detached cottage with excellent development potential. The property is in need of complete refurbishment so any purchaser will have a lot of scope. The accommodation comprises 2 double bedrooms, living room / dining area, kitchen, bathroom and large garden area to the front and rear. Property also has a detached double garage.

Living Room: 8.4m x 4.5m

Spacious living room with large French doors to the rear providing access to the patio area of the garden. These French doors also provide a healthy amount of natural light. Access to the living room is at the end of the hall way. As you enter, the carpeted floor is slightly elevated from the rest of the room and this elevated area provides ample space for a dining table and chairs if desired. The rest of the room is parquet flooring and the centre piece is a wood burning stove in front of an original stone and mortar wall.

Kitchen: 3.6m x 3.5m

Accessed through single door off the hallway, the kitchen is a good size with plenty of potential. The room is equipped with oak finished base units and laminate worktops along with a double drainer stainless steel sink unit. There is plumbing for a washing machine. There are two large windows to the rear of the room providing plenty of natural light.

Bathroom: 2.4m x 1.9m

Accessed through a single frosted glass door off the hallway, the bathroom is in need of refurbishment. Presently fitted with an avocado green suite of WC, wash hand basin and bath with overhead shower. The shower enclosure is tiled, the walls are wooden panelled to half height and the rest is painted. Carpet tiled flooring.

Bedroom 1: 4.5m x 3.7m

A spacious double with small window to the front of property and large bayed window to rear providing ample natural light and pleasant outlook to the back garden's lawn area. Access is gained off the main corridor through a single frosted glass door. Fitted Carpet.

Bedroom 2: 3.5m x 3.6m

A generous double with built in wardrobe providing valuable storage space. Small window to the front of the property provides natural light. Fitted Carpet.

Garden:

The property benefits from large garden areas to the front and the rear. To the front, there is a well maintained lawn area bordered by an original stone wall. You can access the rear garden via the driveway, leading you to a paved area and a good sized lawn bordered by trees and other shrubbery. There is also a double garage with stands detached from the rest of the cottage.

Services:

Mains Water and electricity. Space heating provided by electric instantaneous boiler.

Council Tax Band: E

EPC Rating: -

These particulars, whilst carefully prepared, are not warranted and do not form part of any contract. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling Agents as regards the condition of the property, as regards any works which may have been carried out upon the property and as regards any Notices or proposals which may currently affect the property. Any purchaser shall require to carry out his own investigations in respect of all such matters.

Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. Solicitors submitting offers are requested to use the Scottish Standard Clauses (Edition 2) (15th March 2016). Successful offers received not using the Standard Clauses may be responded to by deletion of the non-standard Clauses and replaced with the Scottish Standard Clauses (Edition 2) (15th March 2016). The sellers do not bind themselves to accept the highest or any offer which may be received for the property. If the property is being advertised at a fixed price, potential purchasers and their Agents should be aware that the date of entry will be regarded as a material condition when considering any offer received. If an offer is submitted at the fixed price but is subject to survey or subject to any other suspensive condition, the offer will only be considered once any such condition has been removed and, pending such removal, the property shall remain on the market for sale and we shall continue to invite offers for the property at the fixed price.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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