



Orchard Cottage is a charming and well presented three-bedroom detached house lying across one level. Situated in a semi-rural location only four miles from the popular Borders town of Kelso, it is deceptively spacious with fabulous Southerly views towards the Cheviot Hills.

Internally, the accommodation comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a dining room, a breakfasting kitchen, and a conservatory. With fitted wardrobes and attic space there is good storage throughout.

To the front is a large tarmac driveway offering parking for several cars as well as in the garage to the side. The garden, and the views, are a particular feature of the property with well stocked borders and a lawn to the front, and an enclosed garden at the rear with patio, and summer house.

Most Border towns are readily accessible from this location, as is the East Coast mainline railway station at Berwick-upon-Tweed which is only half an hour from Kelso, or the new Borders Railway at Tweedbank which runs into Edinburgh.

**Kelso 4 miles. Edinburgh 40 miles. Berwick upon Tweed 28 miles. St. Boswells 8.5 miles. Tweedbank 14 miles.
(All distances are approximate)**

Location:

Orchard Cottage is located in a semi-rural setting in the old parish of Nenthorn, only four miles from the charming and historic market town of Kelso, home of the famous Junction Pool, which boasts some of the best salmon fishing in the world. Situated on the banks of the River Tweed, the town is protected to the north by the Lammermuir Hills and the Cheviots to the south, and lies in one of the most beautiful valleys in the country. As a thriving market town, Kelso provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, an ice rink, a swimming pool, a community hospital and a medical centre. Local tourist attractions include Floors Castle, home of the Duke of Roxburghe, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including horse riding, fishing on the River Tweed, National Hunt racing and a golf course in the town as well as the Championship course at the Roxburghe. For walkers, there is ready access to the Pennine Way and St. Cuthberts Way.

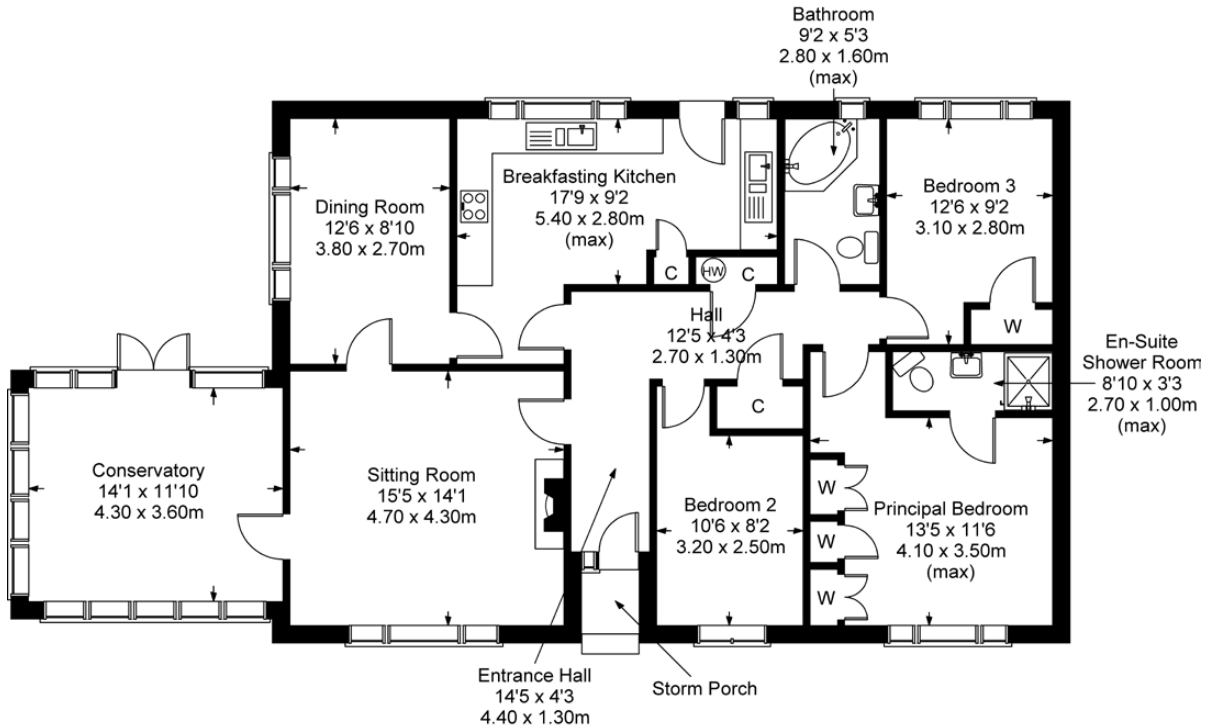
The catchment for schooling is the Kelso Primary and Kelso High School, with private education available at Longridge Towers near Cornhill on Tweed or St. Mary's Preparatory School in Melrose.

Plentiful road links are accessible from Kelso plus the A68 which links to Edinburgh and Newcastle, both of which have international airports, or via the A1 at Berwick-upon-Tweed only twenty-eight miles away which has a mainline railway serving the East Coast, with a fast train to London taking around four hours.

The new Borders Railway, running from Tweedbank to Edinburgh, has recently opened and lies approximately fourteen miles away.



Orchard Cottage, Old Nenthorn, Kelso TD5 7RY



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DIRECTIONS:

For those with satellite navigation the postcode is TD5 7RY

Coming from the South, via Kelso take the A6089 out of Kelso and head North. On passing the Nenthorn Equestrian Centre on your left, you will come to the turn off for Old Nenthorn on your left. Turn left here and follow the road. At the fork bear left and Orchard Cottage is the 2nd property on the right hand side.

Coming from the North, take the A68 South and turn left at Carfraemill roundabout on to the A697. Continue on this road and turn right onto the A6089 signposted Gordon and Kelso. Proceed over the crossroads in Gordon and continue for around four and a half miles. Turn right at the turn off for Old Nenthorn, before the Nenthorn Equestrian Centre, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, oil fired central heating, mains water, private drainage, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

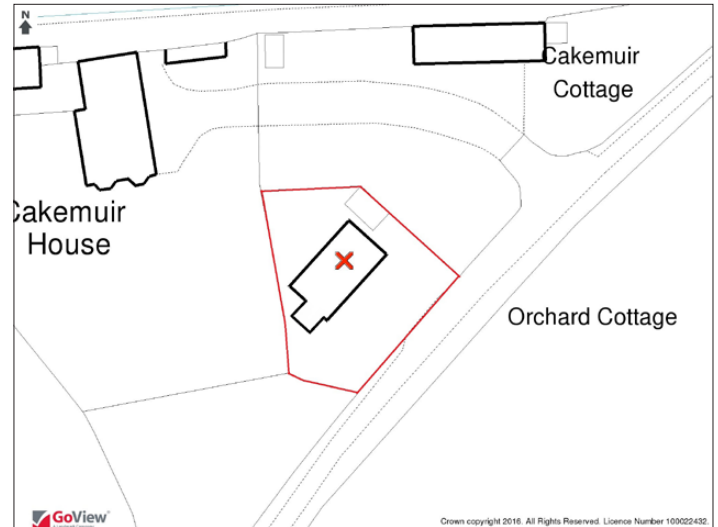
EPC Rating:

Current EPC: D62

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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