



Desirable mid terrace 3 bedroomed cottage fully modernised and situated in the popular rural village of Newcastleton in the Scottish Borders. The property benefits from a wood burning stove, full double glazing and oil central heating throughout. To the rear is a fully enclosed large garden with off street parking and a timber workshop/storage shed. EPC = D.

Features:

- ✓ Full Double Glazing
- ✓ Large Garden
- ✓ Oil Fired Central Heating
- ✓ Sheds
- ✓ Wood Stove
- ✓ Workshop

***Entrance Hall:-***

Composite entrance door to hallway. L. shaped hallway. Carpet to floor. Radiator. Cupboard housing electric meter and fuse box. Cloak cupboard and shelved storage cupboard. 1 double socket. Access to attic space.

***Living Room: 14' 5" x 11' 1" overall (4.40 x 3.35)***

Wood burning stove set in tiled hearth. Large double glazed window to front. Radiator. 4 double sockets. T.V. point. Composite glazed door to kitchen.



***Dining/Kitchen: 15' 1" x 14' 7" (4.55 x 4.45)***

Modern fitted kitchen. Floor and wall units in cream. Composite sink and drainer with mixer tap. Rangemaster electric cooker with extractor hood. Tiled splash backs. Radiator. Shelved pantry. 6 double sockets. 1 single socket. Cooker point. Down lights to ceiling. Upvc French doors to patio and garden. Door to utility room.

***Utility Room: 5' 5" x 6' 4" (1.65 x 1.90)***

Stainless steel sink and drainer set in floor unit with wall cupboards above. Tiled splash back. Plumbed for washing machine. Large walk-in storage cupboard. 2 double sockets. Central heating controls. Upvc door and window to rear garden.

***Bathroom: 10' 3" x 6' 5" (3.10 x 1.90)***

Bath, wash hand basin and W.C. Corner shower cubicle. Part tiles to walls. Extractor fan. Down lights to ceiling. Chrome heated towel rail.





*Bedroom 1: 11' 5" x 5' 8" (3.50 x 1.75)*

Double glazed window to front. Radiator. 2 double sockets. Telephone point.

*Bedroom 2: 8' 4" x 11' 5" (2.50 x 3.50)*

Double glazed window to rear. Radiator. 3 double sockets.



*Bedroom 3: 11' 9" x 16' 6" (3.60 x 5.00)*

Double glazed window to rear. Radiator. 3 double sockets.



### *Outside:-*

Fully enclosed garden comprising large patio and gravelled area. Lawn edged with shrubs. Gate through to concrete parking area. Large timber workshop/storage shed with profile tin roof. Oil tank. Water tap. Gates to rear lane.



**Address**

38 North Hermitage Street  
Newcastleton  
Roxburghshire  
TD9 0RA

**Amenities:**

Mains water, electricity and drainage. Oil fired central heating. Full double glazing. Telephone connection.

**Extras:**

All blinds, carpets and floor coverings throughout the property are included in the sale price together with the Rangemaster Cooker and cooker hood in the kitchen.

**Council Tax**

Band C

**Entry:**

By arrangement

**Price**

Offers Over £170,000

**Viewing:**

By arrangement with the selling agents Stevenson & Johnstone Tel: 013873 80482

**Tenure:**

Freehold