



Spacious 3 bedroomed end terrace dwellinghouse situated in the busy rural village of Newcastleton in the Scottish Borders. The property is in sound condition throughout. There is a multi-fuel stove in the living room with electric heating downstairs and gas central heating upstairs. To the rear there is a good sized garden laid to patio and lawn with parking space and a large garage/workshop. EPC =F

Features:

- ✔ Electric Storage Heating
- ✔ Gas Fired Central Heating
- ✔ Large Garden
- ✔ Mostly Double Glazed
- ✔ Multi-Fuel Stove
- ✔ Outbuilding
- ✔ Parking
- ✔ Wood Stove

***Entrance Hall:-***

Solid wood entrance door to spacious hallway with wood skirtings. Laminate flooring. 1 double socket.



***Sitting Room: 15' x 13' (4.55 x 3.95)***

Open fire set in brick and tiled hearth with wood mantle. Single glazed window to front. Upvc French door to rear patio. 3 double sockets. 2 single sockets. Carpet to floor.

***Bedroom 1: 8' 7" c 7' 8" (2.60 x 2.35)***

Upvc window to rear. Panel heater. 3 double sockets. Carpet to floor.

***Living/Dining Room: 14' 9" x 15' 1" (4.50 x 4.55)***

Multi-fuel stove set in brick and tiled hearth with wooden sleeper mantle. Single glazed windows to front and side. Panel heater. 2 double sockets. 1 single socket. Parquet flooring. Glass panelled door to kitchen. Open plan carpeted staircase to first floor landing.





***Kitchen: 13' 6" x 8' 1" (4.10 x 2.45)***

Fitted floor and wall units. Stainless steel sink and drainer. Wall mounted Worcester gas boiler. Upvc window to rear garden. Plumbed for washing machine. Cooker point. Panel heater. Tiles to floor. 4 double sockets. 1 single socket. Door to rear lobby.

***Rear Hall:-***

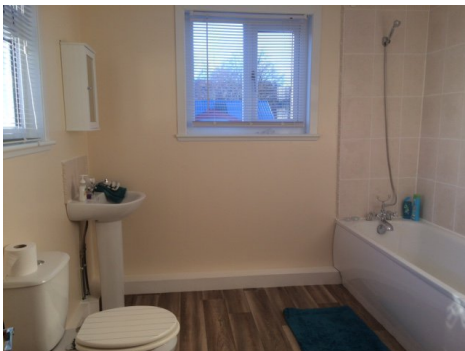
Tiles to floor. Belfast sink. Double socket. Electric meter and fuse box. Door to rear garden. Door to Toilet with upvc window to rear.

***First Floor Landing:-***

Skylight. Carpet to floor.

***Bedroom 2: 15' 2" x 11' 3" (4.60 x 3.40)***

Upvc window to rear. Radiator. 4 double socket. 1 single socket. Door to large dressing room: 7' 7" x 6' 4" (2.30 x 1.90) Coombed ceiling.

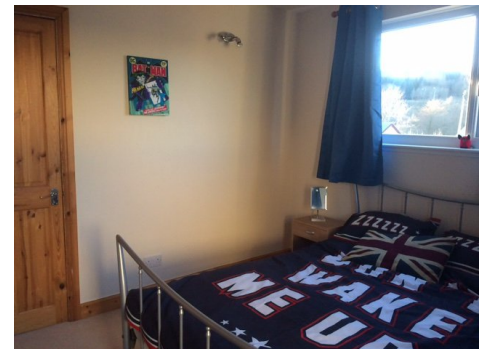


***Bathroom: 9' 6" x 8' 7" (2.90 x 2.60)***

Spacious family bathroom. Bath with tiles to walls. Vinyl to floor. W.C. Wash hand basin. Upvc windows to side and rear. Radiator.

***Bedroom 3: 12' 3" x 11' 2" (3.75 x 3.40)***

Upvc window to side and rear. Radiator. Carpet to floor. Built-in cupboard with hanging rail. 3 double sockets.





*Box Room: 8' 7" x 11' 2" (2.60 x 3.40)*

Radiator. Carpet to floor. Brick feature to one wall. Wooden beam to ceiling. Built-in cupboard. 2 double sockets. 1 single socket.

*Garden:-*

Patio area and gravelled parking space with wrought iron gates to side lane. Out door water tap. Coal bunker and wood storage area. Small picket fence with gate to lawn area.



*Garage/Workshop:-*

Paved pathway leads to large block and corrugated tin built garage/workshop with double doors to side lane and single door to garden.

**Address**

44 South Hermitage Street  
Newcastleton  
Roxburghshire  
TD9 0QE

**Amenities:**

Mains water, electricity and drainage. Part gas central heating. Part electric heating. Mostly double glazed.

**Extras:**

All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price.

**Council Tax**

Band B

**Entry:**

By arrangement

**Price**

Offers Over £160,000

**Viewing:**

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

**Tenure:**

Freehold