Well presented stone built 3 bedroom mid terrace cottage situated in the busy rural village of Newcastleton in the Scottish Borders. The property has full double glazing and solid fuel central heating throughout. To the rear is a large low maintenance garden and storage sheds. EPC = E.

Features:

- Full Double Glazing
- Large Garden
- Multi-Fuel Stove
- Sheds
- Solid Fuel Central Heating
- Workshop
**Entrance Hall:**
Composite upv entrance door. Wood flooring. Radiator. 1 double socket.

**Living Room: 16' 8'' x 12' 8'' (5.12 x 3.90)**
Carpet to floor. Multi-fuel stove set in brick surround with a slate hearth and reclaimed wood mantle. 4 double sockets. T.V. point. Door to kitchen. Door to hallway.

**Dining/Kitchen: 14' 2'' x 16' 2'' overall (4.32 x 4.93)**
**Rear Hall:**
Wood flooring. Coat hanging facilities. 1 double sockets. Door to bathroom. Upvc door to rear garden.

**Bathroom: 8' 8" x 7' 8" (2.68 x 2.37)**
D shaped bath with electric shower over and shower screen. Wash hand basin in vanity unit. W.C. Opaque double glazed window to rear. Vinyl to floor. Tiles to part walls. Chrome ladder style radiator. Down lights to ceiling.

**Bedroom 1: 11' 2" x 8' 5" (3.41 x 2.59)**
Carpet to floor. 2 double sockets. Double glazed window to rear. Radiator.

**Bedroom 2: 7' 9" x 11' 2" (2.40 x 3.41)**
Carpet to floor. 2 double sockets. Double glazed window to rear. Radiator.

**Bedroom 3: 11' 7" x 16' 1" (2.40 x 3.41)**
Carpet to floor. Double glazed windows to front and rear. Radiator. 4 double sockets. T.V. point.
Outside:-

To the rear is a large well maintained low maintenance garden which is fully enclosed by a wooden fence. Small lawn edged with raised flower beds. Gravelled areas. Paved patio and pathways. Brick built storage shed attached to house. Two timber storage shed/workshops. Raise vegetable box. Gate to rear lane.
Address
5 Doncaster Street
Newcastleton
Roxburghshire
TD9 0QT

Amenities:

Extras:
All blinds, curtains, carpets and floor coverings throughout the property are included in the sale price together with the oven, hob and cooker hood in the kitchen and the sheds in the garden.

Council Tax
Band C

Entry:
to be arranged.

Price
Offers Over £175,000

Viewing:
contact the selling agent Stevenson & Johnstone Tel: 013873 80482

Tenure:
Freehold