



Galbraith

WILLOW FALL

ECCLES, NEAR KELSO, SCOTTISH BORDERS

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Excellent bungalow on a private and sheltered site

Kelso 6 miles ■ Berwick upon Tweed/Main East Coast Railway 16 miles
Edinburgh 46 miles

- 3 reception rooms, 4 bedrooms.
- Within comfortable reach of the A1 and East Coast Mainline.
- Edge of village location and a southerly aspect
- Nicely proportioned accommodation
- Versatile and useful garage and workshop
- Front and rear gardens

Galbraith

Scottish Borders
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OnTheMarket



SITUATION

Willow Fall has a desirable location on the edge of Eccles, at the foot of a quiet cul-de-sac. The bungalow has a southerly aspect to the front and enjoys open outlooks over the neighbouring fields and surrounding countryside.

Eccles is a popular small village in a sought after area of the Scottish Borders. The village lies on the B6461, which links Kelso with Berwick upon Tweed, and is surrounded by the rolling farmlands of the Merse. Village amenities include a church and village hall.

A wider range of amenities is found in nearby Kelso - including an excellent range of shops, social and sporting facilities. Nearby Coldstream and Duns also provide a useful range of amenities.

There is a main line railway station at Berwick upon Tweed and this offers ready access to Edinburgh, Newcastle upon Tyne and London. The Borders Railway lies at Tweedbank (23 miles).

DESCRIPTION

Willow Fall was built in 1979 by the vendor. The property has since been extended to provide the current accommodation. The well designed layout provides a super family sized home with good provision for built in storage throughout.

The original garage was converted into a bedroom with an en suite bathroom. The house has also been extended to provide an excellent garden room accessed from the kitchen/dining room.

The property also benefits from the installation of solar panels on the roof that provide hot water with excess energy feeding into the national grid.

ACCOMMODATION

Kitchen/dining room, sitting room, garden room, bedroom 1 with en suite shower room, 3 further bedrooms, family bathroom, utility room.

GARDEN AND GROUNDS

A detached garage comprises a single garage with space for storage. Part of the building is a very useful area that has previously been used as a stable but is now used as a workshop with space for storage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Main	Main	Main	Gas	Band E	B81

The front garden is mostly laid to lawn and surrounded by decorative borders.

The garden to the rear is also mostly lawn and includes a super paved terrace providing an area for al fresco dining.

The garden is surrounding by a mature hedge that provides an excellent degree of privacy and shelter.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.foresight.canny.inhaler](https://www.what3words.com)

POST CODE

TD5 7QS

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

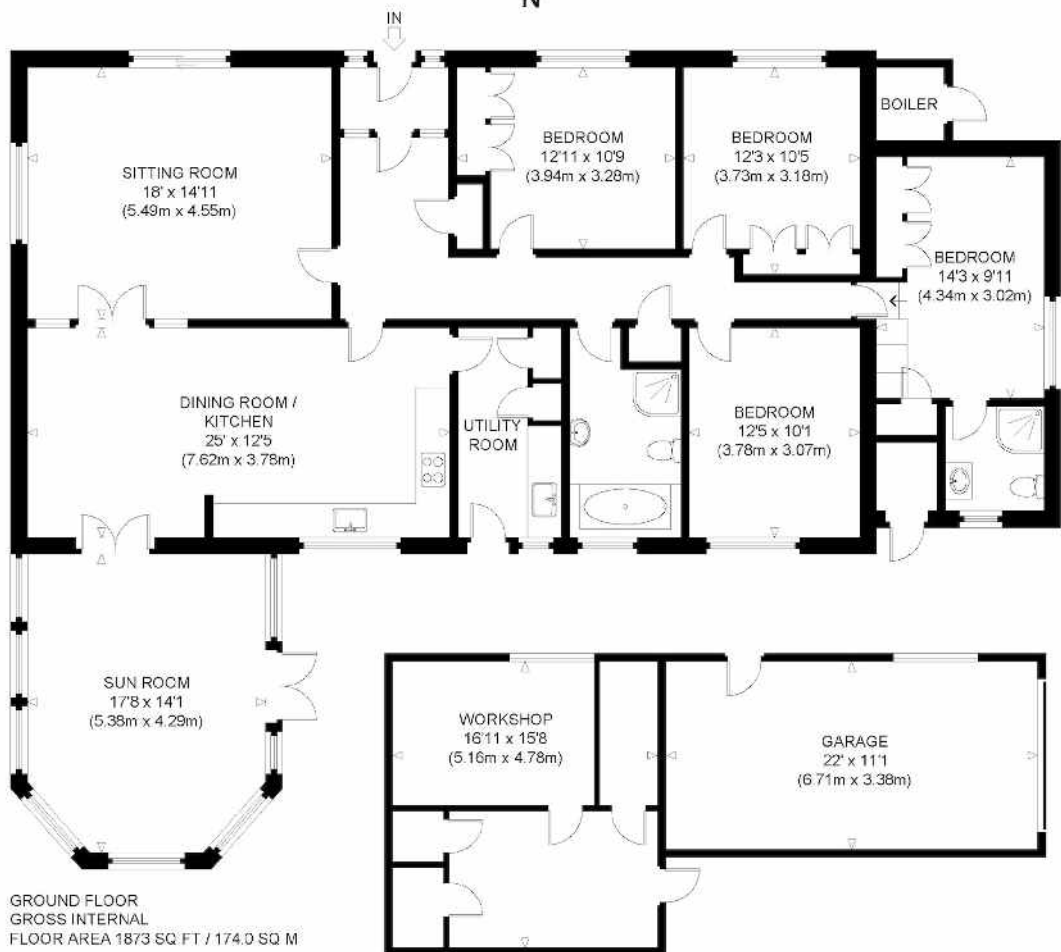
Taits, 10 The Square, Kelso, TD5 7HH

2017 ANTI MONEY LAUNDERING REGULATIONS

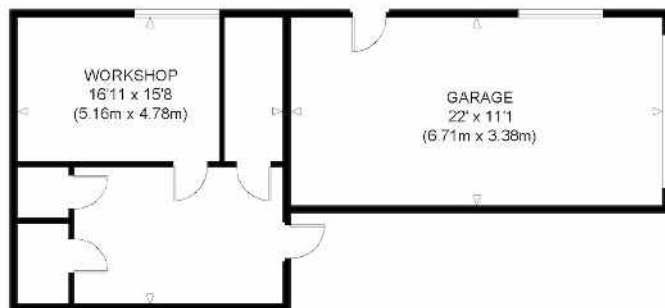
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1873 SQ. FT / 174.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ. FT / 47.8 SQ M

WILLOW FALL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1873 SQ FT / 174.0 SQ M
EXTERNAL GARAGE / WORKSHOP AREA 514 SQ FT / 47.8 SQ M
TOTAL COMBINED FLOOR AREA 2387 SQ FT / 221.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in October 2023.

