

Galbraith



ROWANTREE COTTAGE

KIRK YETHOLM, KELSO, SCOTTISH BORDERS

ROWANTREE COTTAGE MAIN STREET, KIRK YETHOLM KELSO, SCOTTISH BORDERS

A truly unique and eye catching village cottage

Kelso 7 miles ■ Berwick upon Tweed 22 miles ■ Edinburgh 52 miles

- Sitting room/dining room, 2 bedrooms
- Nestled at the foot of the Cheviot Hills
- In the centre of the pretty village of Kirk Yetholm
- Historic period property
- Walk in condition
- Generous and enclosed garden
- Has previously been used as a successful holiday let



Galbraith

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OnTheMarket

SITUATION

Rowantree Cottage lies in the picturesque conservation village of Kirk Yetholm amid beautiful scenery nestled in a stunning valley at the foot of the Cheviot Hills. Both Kirk Yetholm and the neighbouring village of Town Yetholm provide a range of local amenities including a village shop, two inns, petrol station and garage plus a primary school and church.

The village sits on the popular walking route of St Cuthbert's Way and marks the end (or beginning) of the Pennine Way.

A high school, supermarkets plus a broad range of shops, leisure facilities, inns, hotels and services can be found in nearby Kelso (7 miles).

DESCRIPTION

Rowantree Cottage was built in the late 18th Century. It is a charming traditional detached stone cottage with a feature thatched roof, one of the few in the Scottish Borders.

The B Listed property also features a diamond pane window on the northern gable as well as panes in the front and back doors.

The cottage offers accommodation on ground floor and would make a gorgeous primary residence or as a holiday home. The property has also been previously been used as a successful holiday let.

ACCOMMODATION

Entrance hall, sitting room/dining room, 2 bedrooms, kitchen, bathroom (with WC, wash hand basin and bath with shower above).

GARDEN AND GROUNDS

Accessed from the back door as well as with a door to Hillview Road is an excellent garden. A gravel terrace provides a terrific area for unwinding as well as al fresco dining

The garden has been landscaped with different areas of interest and is fully enclosed by either a stone wall or timber fence that provide a sheltered and relatively private outdoor space. The garden hosts a plethora of trees, shrubs and plants as well as a summer house tucked away.

DIRECTIONS

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

VIEWINGS

Strictly by appointment with the selling agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Main	Main	Main	Electric	Band B	F

POST CODE

TD5 8PF

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

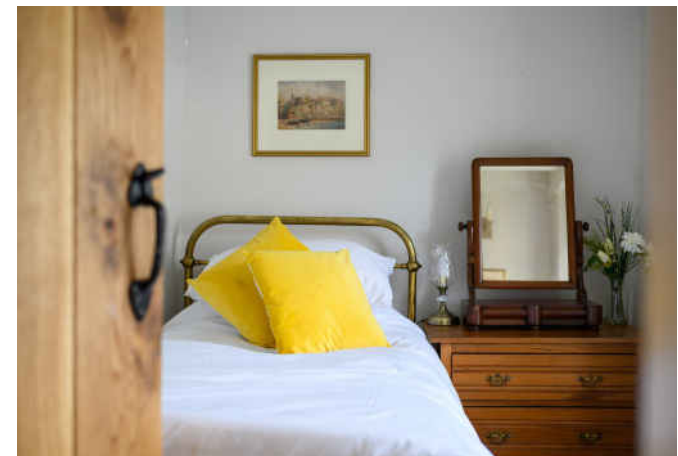
TENURE

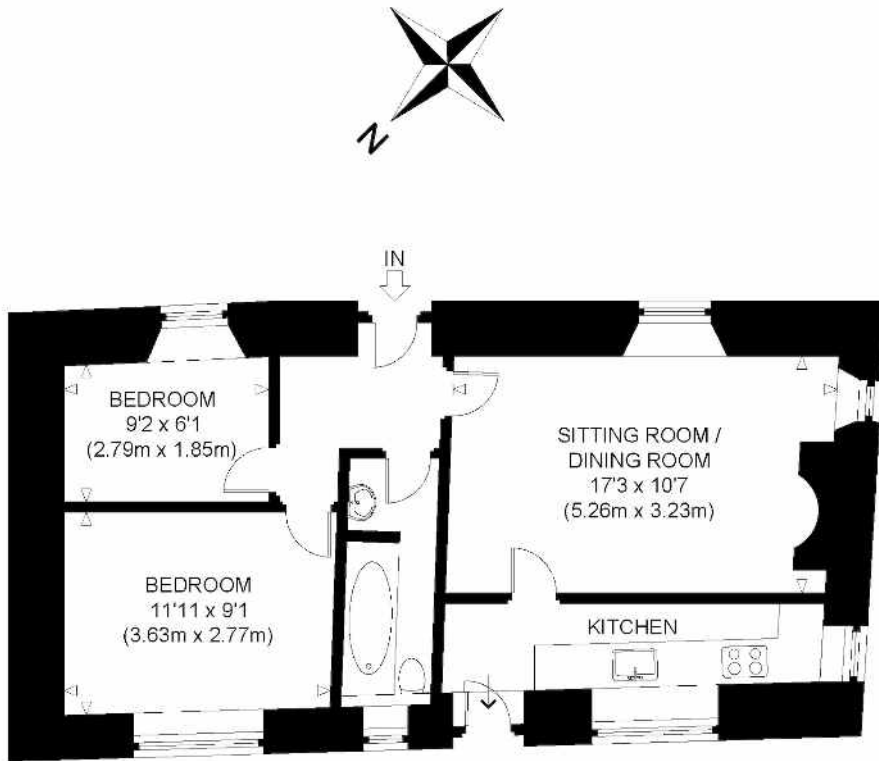
Freehold.

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 533 SQ FT / 49.5 SQ M

ROWANTREE COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 533 SQ FT / 49.5 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 February 2024.