



4 George Street Newcastleton TD9 0QP

Built around 1900 of red sandstone under a pitched slate roof, the property has been altered and extended at later dates to provide the current layout.

Located in the lovely rural village of Newcastleton, which is situated around 20 miles from Hawick and around 25 miles to Carlisle, where a large range of services can be found. Many local services, such as shops, cafes, a butchers, petrol station and primary schooling can be found in the village itself.

The accommodation comprises; Entrance Hallway, living room, dining kitchen, master bedroom with en-suite shower room and a further double bedroom, with en-suite shower room. In total around 83 SQM of living space. Benefitting from Oil CH with Worcester Boiler and solid fuel stove, with UPVC double glazed windows.

Outside there is a large flat, easily maintained, south facing garden, with a large timber shed and rear vehicle access via a lane, leading to private parking. There is also an handy utility room which houses the CH boiler.

Internally the house is presented in excellent order, with fresh decor, new floor coverings, kitchen and shower rooms. Would make an excellent buy-to-let property, holiday home or "air" B&B

Would also suite anyone requiring same level rooms, easy access and flat garden. To the front there is ample on-street parking and lovely open views over the village park.

Must be viewed to fully appreciate its style and charm.

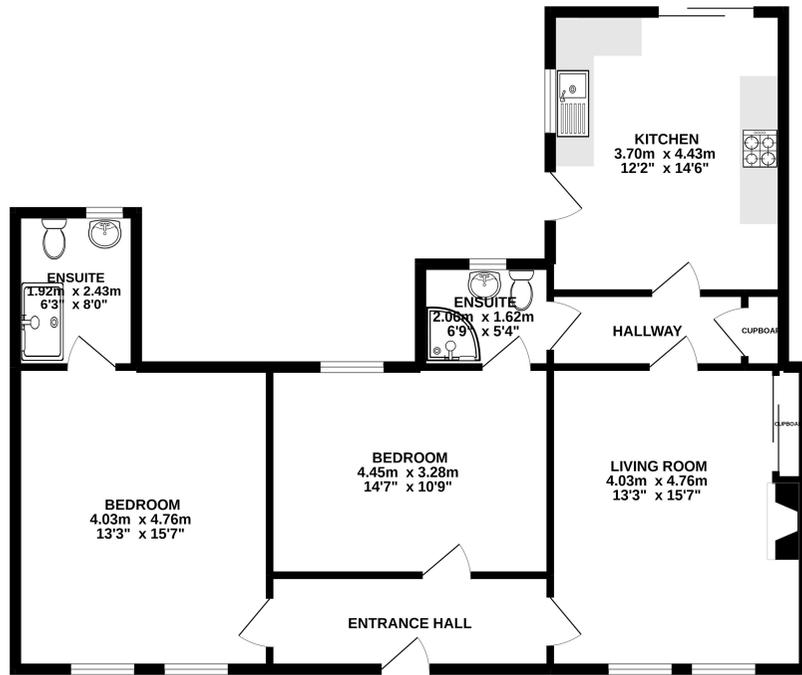
What we like about this property

One Level Living, Lovely garden, 2 Bathrooms, Village Life, Excellent condition.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: admin@jimhayestateagents.com

Council Tax Band: B

EPC Rating: E

Viewing:

Strictly via Jim Hay, 100% accompanied

Important Notice:

Jim Hay Estate Agents Ltd, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Jim Hay Estate Agents Ltd. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.