




JIM HAY
ESTATE AGENTS

2 Falside Cottage Near Chesters TD9 8TJ

Guide Price £99,950 WELL UNDER HOME REPORT
VALUATION

2 Falside Cottage Near Chesters TD9 8TJ

2 Falside Cottages, is all about the rural location. Situated only a short distance from Jedburgh, 10 miles from Hawick and under an hours drive from Newcastle. If you are looking for peace and quiet and country living, this is the spot for you.

Built of solid stone,(including the internal walls) with an external render, under a pitched slate roof, around 1890 and extended around 1950s to provide the current accommodation, which comprises; entrance Hallway, dining kitchen, living room, dining room or bedroom 3 and bathroom downstairs, with 2 double bedrooms on the first floor. Around 94SQM of living space.

The property benefits from UPVC double glazed windows and oil central heating. Outside there is a parking to the rear. To the front there is a large area of south facing, garden which also requires a degree of maintenance. Inside the property is in good order but would benefit from a degree of cosmetic updating, this has been reflected in the asking price.

Previously there was planning permission granted for a full width sized conservatory to the front of the property, and this also has scope potentially for a car port at the rear, and a additional toilet facility could be installed, at the rear of the second bedroom if required, backing onto the bathroom.

The adjacent party walls, which are built of stone, and the double glazing ensure that noise from neighbours make this property as quiet potentially as a detached cottage, and certainly far quieter than modern terraced brick built houses.

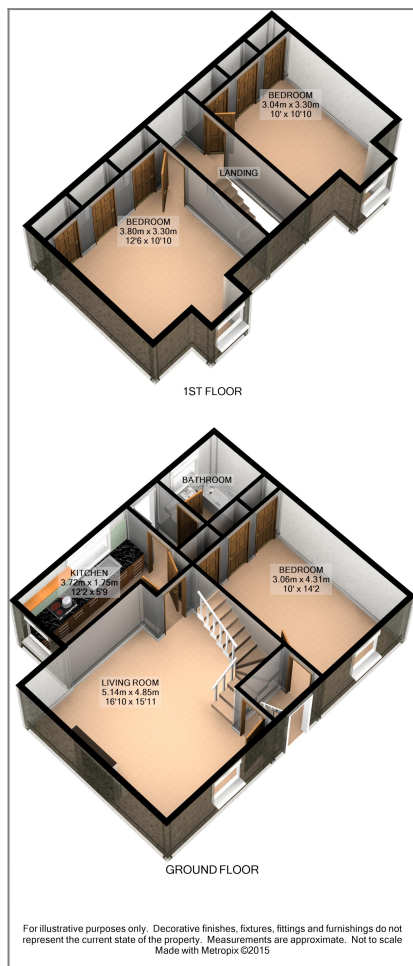
Would make an ideal buy-to-let property or a commercial holiday cottage, likewise a nice quiet rural residence, away from it all yet amenities nearby if required. Must be viewed to fully appreciate.

What we like about this property

Location, Location Price







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Council Tax Band: B

EPC Rating: E

Viewing:

Strictly by appointment through Jim Hay (all accompanied)

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