

47a North Hermitage Street, Newcastleton, TD9 0RA

Offers Over £125,000

C&D Rural

47a North Hermitage Street, Newcastleton, TD9 0RA

Newcastleton

- Two double bedrooms
- Newly fitted kitchen and bathroom
- Fully renovated
- High quality fixtures and fittings throughout
- Electric central heating
- Double glazed
- Outhouse to the rear of the property
- No onward chain
- Perfect for first time buyers or investors

A desirable two bedroom terraced property which has been thoughtfully renovated to an excellent standard throughout, located in the village of Newcastleton.

Council Tax band: B

Tenure: The Scottish Heritable Title

EPC Energy Efficiency Rating: F

C&D Rural



Fully renovated to an excellent standard by the current owners, this impressive two bedroom terraced home offers contemporary accommodation presented in true walk in condition. Benefiting from a newly installed electric boiler, double glazing and an external outhouse to the rear, the property is ideally suited to first time buyers or investors. Conveniently situated within the popular village of Newcastleton, the property is well placed for a range of local amenities and enjoys a welcoming community setting.

The Accommodation

Upon entering the property, a staircase rises directly ahead, while the living room is situated to the left. This bright and spacious reception room features a charming wood burning stove set within a red brick surround, creating a warm and inviting focal point.

To the rear of the property, an inner hallway provides access to the bathroom and benefits from both an understairs storage cupboard and an additional cupboard housing the newly installed boiler. A partially glazed rear door offers access outside, while the hallway also leads through to the kitchen. Wood effect flooring and oak style internal doors create a fresh, cohesive finish throughout the rear accommodation.

The bathroom is positioned to the rear of the property and comprises a WC, wash hand basin, heated towel rail, and a mains fed shower with glass screen. Finished in Respatex wall panelling, the room offers a clean, bright, and low-maintenance space.



The newly installed sage green shaker style kitchen is fitted with a range of wall and base units complemented by wood effect worktops and splash back. The room also benefits from an integrated oven and induction hob, with additional space provided for a washing machine and fridge/freezer.

The first floor accommodation comprises two generously sized double bedrooms. The principal bedroom is a particularly bright space, benefiting from a dual aspect frontage that allows natural light to flood the room. The second double bedroom enjoys a rear facing aspect. Both bedrooms are well presented in neutral tones and complemented by fresh grey carpeting. Loft access is conveniently located within the principal bedroom.

Externally, the property benefits from on-street parking to the front. To the rear, a set of large double gates provides a right of access only, serving both the property and neighbouring homes, please note that the yard itself is not included in the sale. The property also includes a useful external outbuilding, providing valuable additional storage space.



Location Summary

47a North Hermitage Street is situated in the popular village of Newcastleton, nestled within the picturesque Liddesdale Valley in the Scottish Borders. Renowned for its strong community spirit, the village hosts the well known Newcastleton Music Festival and offers a good range of local amenities, including independent shops, cafés and restaurants catering for everyday needs.

Steeped in history and surrounded by beautiful countryside, the area is ideal for those who enjoy outdoor pursuits, with the historic Hermitage Castle located just a few miles from the village. Newcastleton benefits from excellent road links via the A7, providing convenient access to both Edinburgh and Carlisle. The market town of Hawick lies approximately 19 miles to the north, while Langholm is situated around 10 miles to the west.

The village enjoys an active community life and offers a variety of recreational facilities. Newcastleton Primary School is located within the village, with secondary schooling available in nearby Hawick and Langholm. The property is also within easy reach of Carlisle and the M6 motorway to the south, where access can be gained to the West Coast Main Line rail network, making the area well suited to commuters while retaining the charm and tranquillity of rural Borders living.

What3Words

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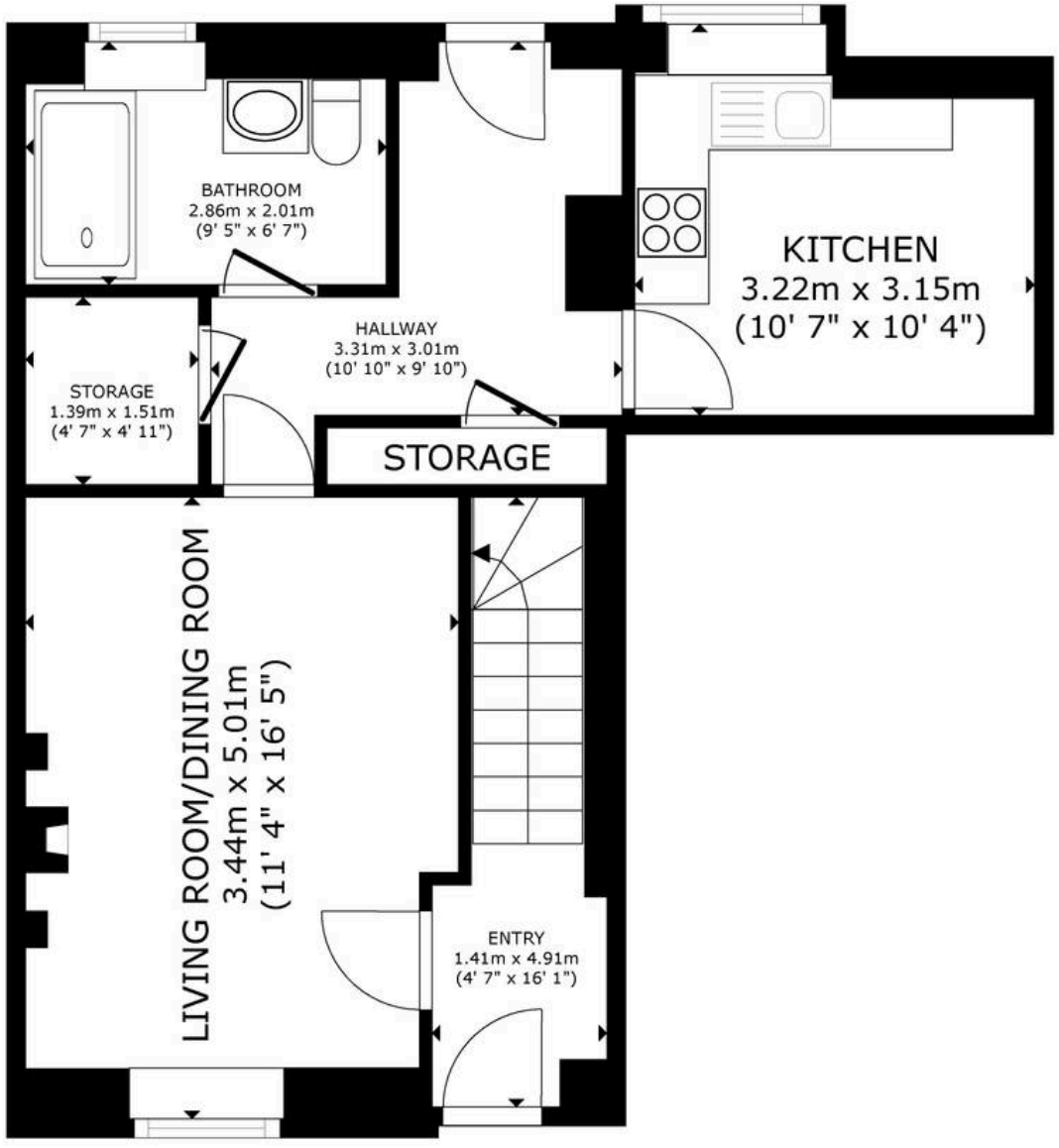




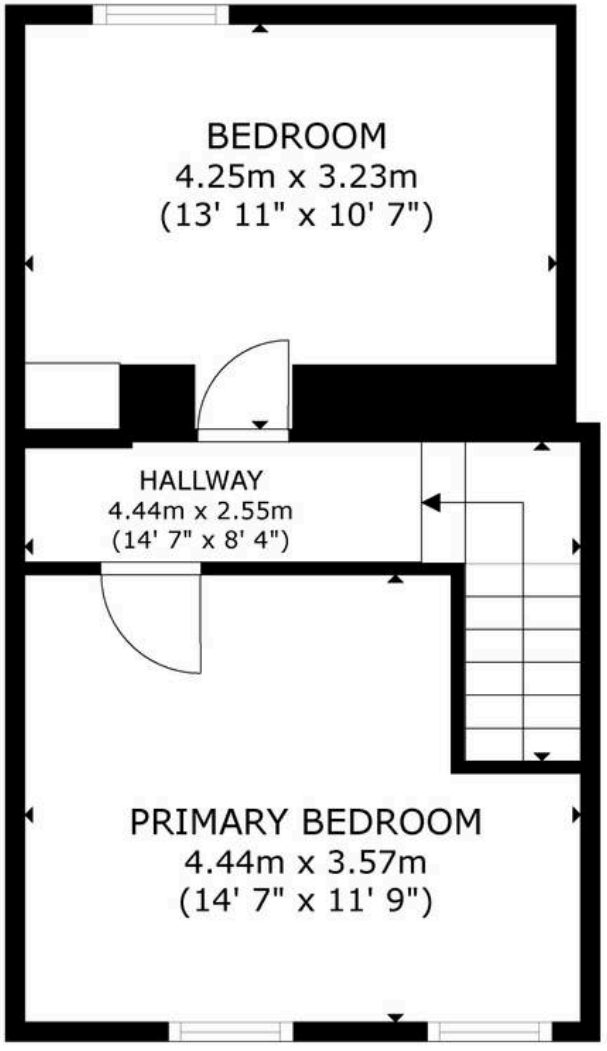








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 50.6 m² (544 sq.ft.) FLOOR 2 34.6 m² (373 sq.ft.)
TOTAL : 85.2 m² (917 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

General Remarks & Stipulations

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: Mains water and drainage.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel. 01228 792299.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates– arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk
T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.