



Parnassus is a most appealing 4 bedrooomed stone built semi-detached period property, dating back to the early 1800's. The comfortably sized accommodation lies over three floors and is well suited as a family home, plus there is the unusual benefit of a two floor store room located across the road, which was originally the village library. Used most recently as a gym, this additional space could suit a variety of uses, ideal perhaps for those needing a separate home office or workshop for example. Whilst the house is now at a stage where a degree of cosmetic updating would be beneficial, and some remedial work is required, it has masses of potential and is perfect for any buyer wishing to stamp their own mark onto their new home.

Ideally suited to those seeking a quieter pace of life, the conservation village of Morebattle enjoys a semi rural yet conveniently located position, situated only a fifteen minute drive from both Kelso and Jedburgh, with Melrose and Tweedbank Railway Station, which provides free parking and brings Edinburgh Waverley Station into a one hour journey, both within a half hour drive. For those who need easy access North or South bound the A68 main road link is readily accessible providing excellent access to Edinburgh and Newcastle.

Internally the accommodation comprises:- four bedrooms (two at first floor and two at top floor, all doubles with good storage) and a sitting room off which is a versatile area/ante room linking through to the dining kitchen. There is a shower room on the first floor plus a handy 'garden loo' in a covered area just outside, reached via a glass door off the sitting room.

Externally there are easily kept rockery gardens to the front, stocked with a good selection of flowering plants. The surprisingly private rear garden is laid in the main to grass and fully enclosed by fencing making it nice and secure for children and/or pets. On street parking. To the side there is an outhouse which houses the boiler and the oil tank. The windows are double glazed and there is oil fired heating.

Jedburgh 17 miles Kelso 8.5 miles Tweedbank 22 miles Edinburgh 54 miles Melrose 23 miles

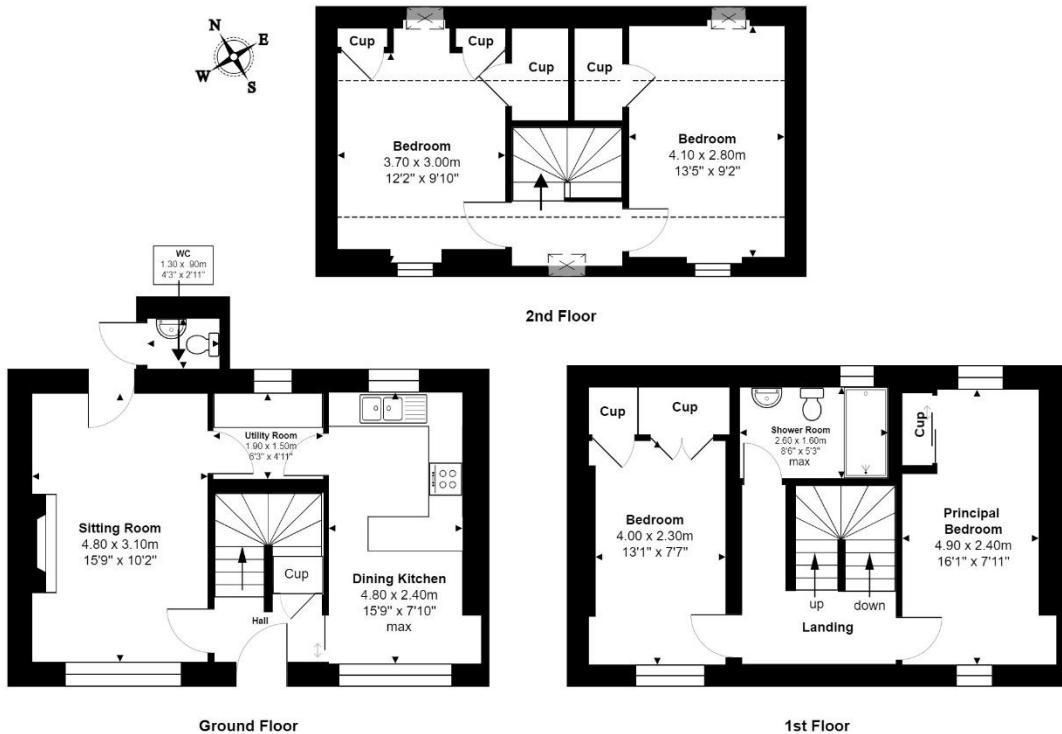
(All distances are approximate)

LOCATION:

Morebattle is a popular little village nestled in the foothills of the Cheviots, lying four miles from Yetholm and just eight miles from the vibrant town of Kelso. The village enjoys an active community life and includes a primary school as well as a selection of local facilities such as a post office, hotel/village pub and village hall. Secondary schooling is available in nearby Kelso, one of the most attractive of the Borders towns, which has a superb range of recreational amenities, including an ice rink and race course, as well as a wonderful selection of quality specialist shops, bars and restaurants. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghie in nearby Heiton.



Parnassus, Main Street, Morebattle TD5 8QG



FOR ILLUSTRATIVE PURPOSES ONLY



Directions:

For those with satellite navigation the postcode is: **TD5 8QG**

Travelling North or South bound on the A68, turn off at Bonjedward onto the A698 for Kelso. Continue until you come to what was the Teviot Smokery and then turn right just after this - signposted for Morebattle. Carry on through the village driving past the post office/shop on the left and Parnassus sits on your left hand side, just after the junction.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, water and drainage. Oil fired heating. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: D

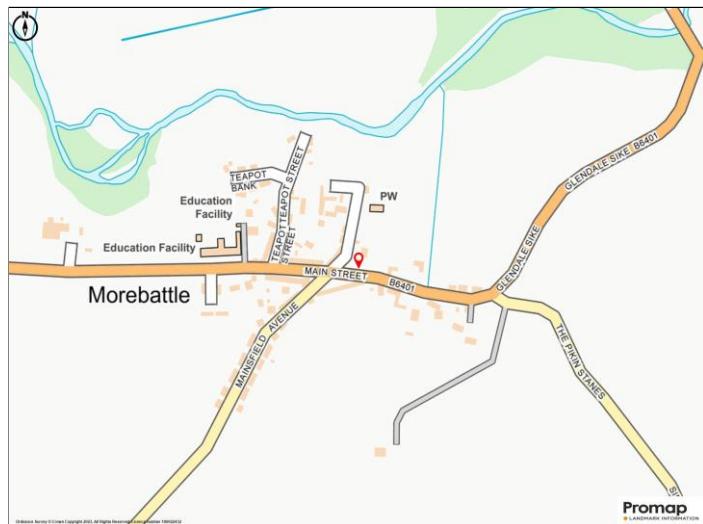
EPC Rating:

Current EPC: E45

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.

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Macpherson Property
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk
Web: www.macphersonproperty.co.uk