



BANNERMANBURKE
PROPERTIES LIMITED



The Lodge Whisgills, Newcastleton, TD9 0TQ

Offers In The Region Of £115,000

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- BEAUTIFUL RURAL LOCATION
- SITTING ROOM
- KITCHEN
- DINING ROOM
- BATHROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- OIL FIRED CENTRAL HEATING
- STUNNING COUNTRYSIDE VIEWS
- EPC RATING E

We are delighted to bring to market this detached cottage in the sleepy hamlet of Whisgills, just outside the village of Newcastleton. In need of complete renovation, this picturesque rural cottage would make a fantastic project and is set in beautiful rolling hills of the Borders, with breath-taking views. The village is just a 5 minute drive away, where local amenities including café, hotel and shops can be found. Once restored, this lovely cottage would make an ideal down size opportunity, holiday home or rental investment.

The Village

Whisgills is a small hamlet South East of the village of Newcastleton. Also known as "Copshaw Holm", Newcastleton is a village in Liddesdale, the Scottish Borders, just a few miles from the border with England, on the Liddel Water. It's a popular destination for outdoor enthusiasts, with Rock UK outdoor activity centre on the doorstep as well as excellent walking trails and cycle routes. A traditional music festival is held every year in Newcastleton and Hermitage Castle is located nearby and dates back to 1240. Local amenities such as a café, hotel, and convenience store can all be found in the village.

Travel

Newcastleton has direct bus services to Hawick, Canonbie and Carlisle with buses running throughout the day. The nearest rail links can be found in Carlisle to the south and Tweedbank to the north.

Distances

Hawick 22 miles, Langholm 12 miles, Carlisle 26 miles, Edinburgh 76 miles.

The Property

The bungalow is entered from the front into a hallway which serves all accommodation. The sitting room to the front of the property has stunning views over the countryside by way of double patio doors out to the garden and also boasts an open grate fire with timber surround and stone hearth. Two further windows allow an abundance of light into the room. There's a good sized dining room to the rear of the property that leads into the kitchen, which is perfect for development to suit the new owners. A rear door from the kitchen provides access to the garden area, which offers scope for transformation. The bathroom to the rear comprises of a bath with thermostatic shower above, wash hand basin, WC and bidet. Both bedrooms are doubles, with built in wardrobes with the front bedroom boasting lovely views over the gardens and countryside beyond.

Room Sizes (Metres)

Sitting Room - 5.03 x 3.80

Kitchen - 2.80 x 3.04

Dining Room - 3.03 x 2.06

Bedroom - 4.07 x 3.09

Bedroom - 3.03 x 2.96

Bathroom - 2.01 x 2.50

Externally

The garden grounds are bound by wooden fencing. The property benefits from off-street parking, with ample space to construct a garage if desired (subject to the necessary consents).

Directions

From Newcastleton, head South on the B367 towards Canonbie and Carlisle. Take a right by Kershoppfoot up to Whisgills (signposted). Travelling up the hill, upon entering Whisgills, take a right at the signpost for "The Lodge" and the property sits immediately on the left hand side. What3Words///sharpen.compiled.instincts

Sales and other information

Fixtures and fittings

This property is being sold in its present condition on a "Sold as seen" basis and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

Services

Mains electric, oil fired central heating and spring water supply, shared septic tank drainage.

Important:

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