

# 13 Ladyrig View

Heiton, Kelso, TD5 8JU

A Great Opportunity to Purchase This Two Bedroom Semi-detached House  
For Sale • Offers Over £140,000

Edwin  
Thompson









## BRIEF RESUME

- Two Bedroom Semi-Detached House
- Bright and Spacious Rooms
- Fantastic Views
- Large 3/4 Wrap Round Garden
- Quiet Cul-De-Sac Location
- Newly Renovated Bathroom

## DESCRIPTION:

13 Ladyrig View is a charming, semi-detached two-bedroom home situated within the picturesque village of Heiton in the Scottish Borders. This delightful property offers spacious and flexible accommodation, ideal for couples, young families, or as a tranquil retreat. Externally, the property boasts a good sized, private wrap-around garden that captures views of the beautiful surrounding fields and hills, perfect for outdoor relaxation and entertaining. Located in a peaceful cul-de-sac, 13 Ladyrig View offers the best of both worlds—serenity within a close-knit village community, yet just a short distance from the amenities and attractions of nearby Kelso.

## LOCATION:

Ladyrig View is ideally located in the quaint village of Heiton, a picturesque and tranquil spot in the Scottish Borders. The village is just a short drive from the vibrant town of Kelso, known for its historic charm and strong community feel. Kelso offers excellent schooling options, making

it highly sought after by families and those looking to settle in a friendly, close-knit environment. The village's scenic surroundings, set against the rolling hills of the Borders, provide a peaceful lifestyle while being conveniently connected to larger towns and transport links.

Kelso itself is a charming market town with a rich blend of independent shops, restaurants, and businesses. For those who enjoy an active lifestyle, Kelso has a range of leisure and sports facilities, including rugby, cricket, and football clubs, an ice rink, a swimming pool, and tennis courts. The town is also a renowned destination for salmon fishing on the River Tweed, and golf enthusiasts have access to several excellent courses nearby, such as Kelso, The Roxburghe, and The Hirsell. For commuters, Kelso's location provides manageable access to Edinburgh and the wider Scottish Borders, with train services and international airports within reach.

Living in the Scottish Borders brings a quality of life that is highly appealing. With its beautiful, unspoiled countryside, historic towns, and rich cultural heritage, the area draws many visitors and residents alike. From mountain biking at Glentress to the annual Common Ridings, the Borders region offers a unique and vibrant lifestyle. This scenic area is also a hub for outdoor enthusiasts, whether it's diving off the Berwickshire coast, hiking in the hills, or cheering

on local rugby teams. With welcoming communities, top-rated schools, and excellent transport links, the Borders is an ideal place to enjoy a balanced lifestyle close to nature.

## ACCOMMODATION :

Ground Floor: Entrance hall, open plan living/dining room, kitchen.

First Floor: 2 double bedrooms, bathroom, large cupboard.

External: Large 3/4 wraparound garden

## AREAS:

The property has been measured to the following areas:

| Description     | sq m | sq ft |
|-----------------|------|-------|
| 13 Ladyrig View | 83   | 893   |

E & o e please note that these measurements have been taken from the EPC register.

## SERVICES:

All services are understood to be connected.

## VIEWING:

By appointment with the sole agents. Please contact Amy Welsh for further details.

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**COMMENTARY:**

13 Ladyrig View presents a wonderful opportunity to acquire a two-bedroom semi-detached property in a peaceful village setting. Thoughtfully laid out over two floors, this property combines modern comforts with bright, spacious rooms and delightful garden spaces. The ground floor opens with an entrance hall leading to a generous open-plan living and dining area, where large windows flood the space with natural light. Patio doors open directly from the living area to the rear garden, extending the indoor space outward and capturing expansive views of the surrounding fields and hills—perfect for relaxing with family or hosting friends.

The kitchen is well-appointed with ample floor and wall units, providing extensive storage and

workspace for the home cook. Positioned to benefit from the natural light, the kitchen maintains a bright, airy feel, with back door to the garden allowing easy access for outdoor entertaining. Upstairs, two large double bedrooms await, each offering built-in storage solutions that maximize the available space. The newly renovated bathroom is a standout feature, fitted with a modern waterfall shower and finished to a high standard, ensuring both functionality and style.

Externally, 13 Ladyrig View is surrounded by a substantial wrap-around garden, offering plentiful outdoor space. The 3/4 garden provides excellent privacy, with ample potential for further landscaping or the addition of garden features to

create an ideal outdoor living space. Set in a secluded corner of a quiet cul-de-sac, the property enjoys a peaceful environment with minimal passing traffic, ideal for families or those seeking a retreat from busier urban areas.

In terms of services, 13 Ladyrig View is well-equipped with double glazing and an efficient oil-fired heating system. These features, along with its mains electricity supply, provide the modern comforts needed for a comfortable living experience. This well-maintained property offers an inviting lifestyle within the beautiful Scottish Borders, appealing to a variety of potential buyers who value both quality of life and access to nearby towns, cultural attractions, and natural landscapes.





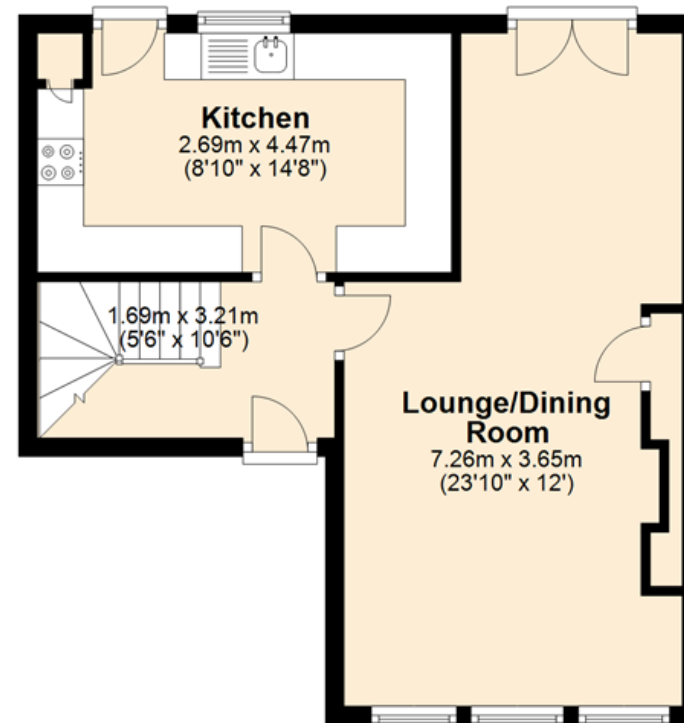




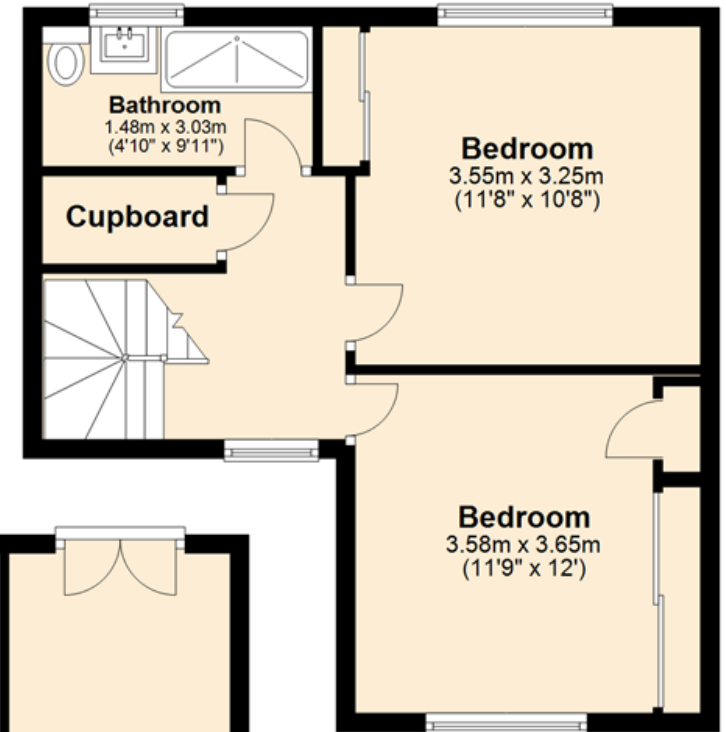
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## GROUND FLOOR



## FIRST FLOOR









# 13 Ladyrig View,

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