

Trinity Cottage

LEMPITLAW, KELSO, TD5 8BN



STUNNING FOUR
BEDROOM COTTAGE



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McEwan Fraser Legal is delighted to present this gorgeous cottage nestled near the charming town of Kelso in the picturesque Scottish Borders, Trinity Cottage offers a unique blend of contemporary luxury and timeless cottage charm.

This exceptional property presents an exquisite fusion of traditional aesthetics and modern design, seamlessly combining the warmth of a classic cottage with the conveniences of a stylish and functional family home.

Upon entering Trinity Cottage, you are greeted by an inviting entrance hall that sets the tone for the tasteful elegance that awaits. The ground floor unfolds with an expansive living room, bathed in natural light that filters through the modern triple/double glazed but cottage-style windows. The living room effortlessly exudes comfort, providing an ideal setting for relaxation and social gatherings alike.

The Property



The Lounge









Dining Room



The modern kitchen with underfloor heating is adorned with a central island and a striking Aga stove, this space beckons aspiring chefs to create and entertain. The seamless integration of contemporary appliances with rustic aesthetics makes this one of the standout rooms in the house. A cosy snug room completes the ground floor, offering an intimate retreat for moments of solitude or casual gatherings.







The Snug



Trinity Cottage unfolds its allure further as you ascend the staircase to the upper level. Here, you'll discover four generous double bedrooms, one currently outfitted as a home office and each thoughtfully designed to provide comfort and privacy. The master bedroom boasts an en suite bathroom and a walk-in wardrobe that caters to your storage needs with a touch of luxury.





Bedroom 1







Bedroom 2



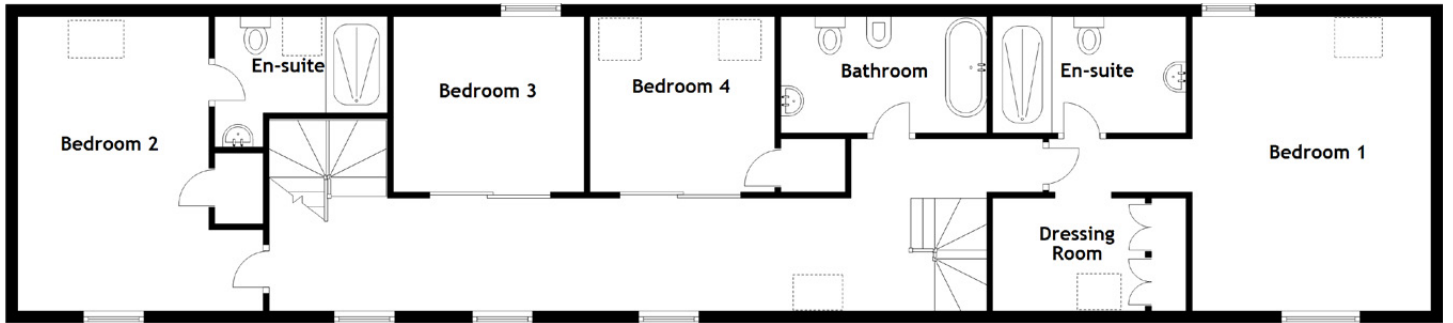




Bedrooms 3&4







Approximate Dimensions
(Taken from the widest point)

Lounge	7.72m (25'4") x 4.69m (15'4")	Bedroom 2	4.87m (16') x 4.07m (13'4")
Kitchen	4.69m (15'4") x 3.77m (12'4")	En-suite	2.86m (9'5") x 2.16m (7'1")
Dining Room	4.69m (15'4") x 3.87m (12'8")	Bedroom 3	3.16m (10'4") x 2.90m (9'6")
Snug	4.69m (15'4") x 4.61m (15'2")	Bedroom 4	3.06m (10'1") x 2.90m (9'6")
WC	1.73m (5'8") x 1.71m (5'7")	Bathroom	3.41m (11'2") x 1.92m (6'4")
Bedroom 1	4.87m (16') x 3.96m (13')	Gross internal floor area (m ²): 232m ² EPC Rating: D	
En-suite	3.21m (10'6") x 1.92m (6'4")		
Dressing Room	2.53m (8'4") x 1.87m (6'2")		



Beyond the cottage's interior lies a sprawling garden that invites you to embrace the tranquillity of the surrounding countryside. Trinity Cottage has been created with meticulous attention to detail, a harmonious blend of old-world charm and modern aesthetics, and the promise of serene surroundings.







Property Views





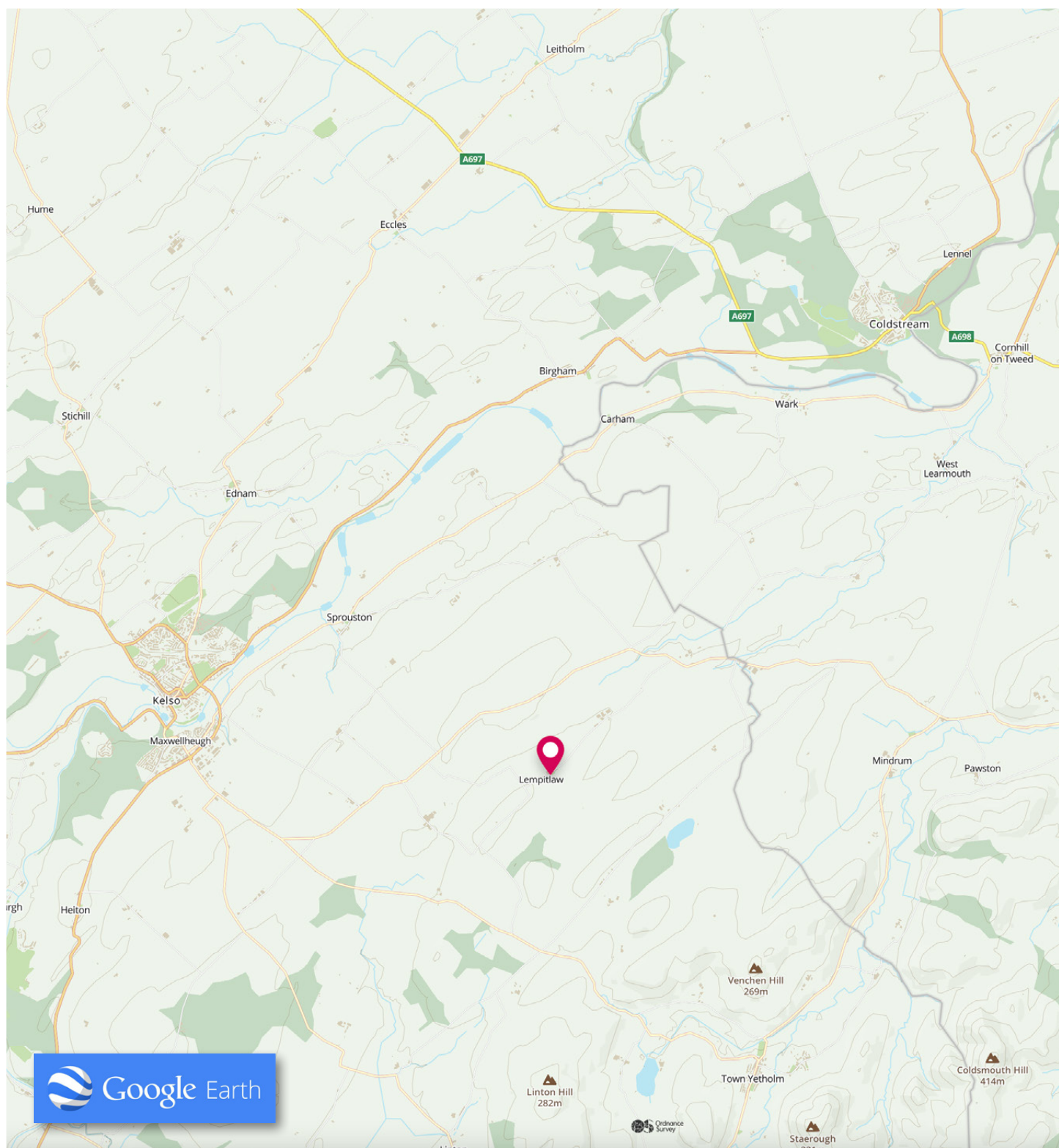
Trinity Cottage is surrounded by stunning views of the countryside in the hamlet of Lempitlaw and is just a few miles from the historic market town of Kelso.

Kelso itself is situated on the banks of the River Tweed at its junction with the Teviot. It is ideal for fishing enthusiasts and Kelso also has an 18-hole golf course and race course. The town is protected to the North by the Lammermuir Hills and the Cheviots to the South. Kelso itself has a wide variety of local shopping and recreational facilities and a great deal more than normal daily requirements are catered for in this location. There is also a good choice of banking, building society and Post Office services. There are two primary schools and a secondary school found in the town.

The Borders Railway line has a train on a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

The Location





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