

Galbraith



WOODLANDS

ST BOSWELLS, MELROSE, SCOTTISH BORDERS

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Excellent bungalow in a popular Borders village.

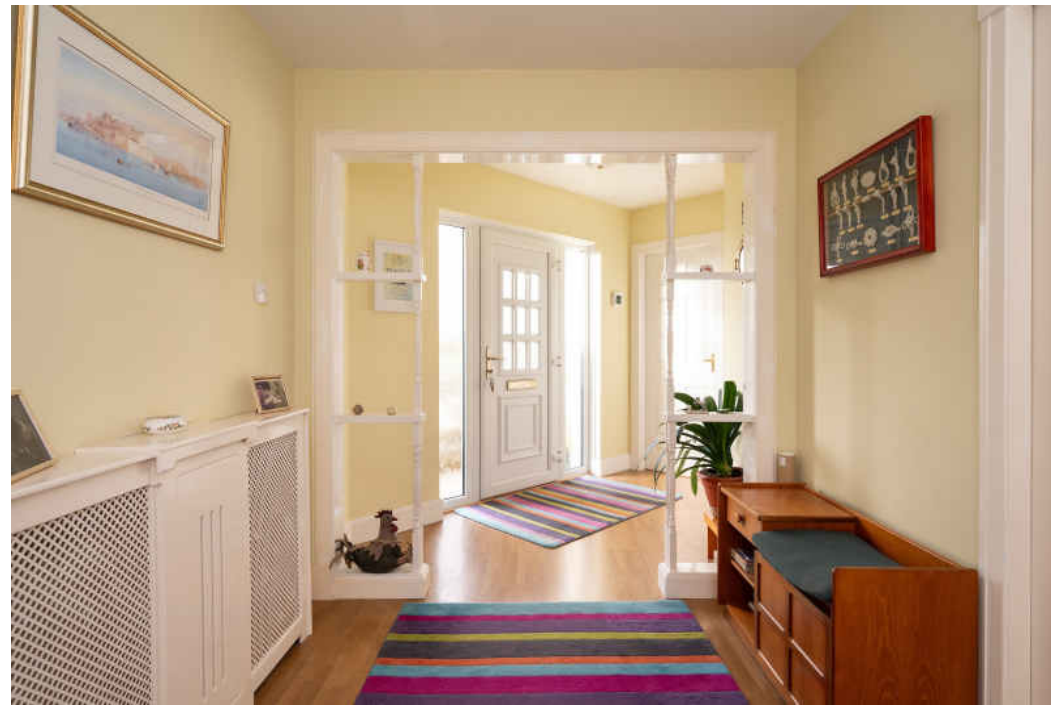
Melrose 5 miles ■ Tweedbank Station 6.6 miles ■ Kelso 9 miles
Edinburgh by-pass 33 miles

- 1 reception room, 3 bedrooms.
- St Boswells is a sought after conservation village with good access links.
- Central location within the Borders region.
- Within comfortable walking distance of the local amenities.
- Well presented, single storey accommodation.
- South facing front garden.
- Landscaped rear garden with mono-block parking.

Galbraith

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SITUATION

Woodlands enjoys a superb central, yet private, location within this sought after Borders village. The house lies within the St Boswells conservation area in grounds historically used as an orchard contained by a high wall.

St Boswells is a pretty village which reputedly has the largest village green in Scotland and sits above the River Tweed. The village lies adjacent to the A68 which provides good vehicular access both north to Edinburgh and south to the northeast of England. Both Scottish Borders Council's Headquarters and the Borders General Hospital are within easy reach. The Waverley Rail link between Tweedbank/Galashiels and Edinburgh terminates a short drive from St Boswells.

Local amenities include a hotel, restaurant, award-winning butcher, garage, fish and chip shop, bookshop and café and convenience stores. There is also a golf course next to the River Tweed, a cricket club, football club, rugby club and tennis club. The village is also known for being on the route of St Cuthbert's Way, a long distance footpath linking Melrose Abbey to the Holy Island of Lindisfarne off the Northumberland coast. There is a primary school in the village and secondary schooling is at the well regarded Earlston High School.

DESCRIPTION

Woodlands was built in the mid 1960s with an attractive extension added in the early 2000s. The single storey property is nestled in a sheltered, south facing position. The windows throughout the property were replaced in 2017.

The property features an L shaped dining/sitting room filled with natural light with sliding doors opening into the south facing garden. The well equipped kitchen provides great storage from the range of wall and floor units. The master bedroom suite was part of the later extension and is a particularly fine feature of Woodlands. The spacious bedroom boasts an attractive, west facing bay window as well as the en suite shower room. Both the family shower room and the en suite shower room have been upgraded and include modern fittings are finished to a high standard. There is super provision for storage throughout the house by means of built in cupboards in two of the bedrooms and an excellent cloaks/storage cupboard off the main hall.

ACCOMMODATION

The accommodation is all on one level:
Sitting room, dining room, kitchen, master bedroom with en suite, 2 further double bedrooms, family shower room.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Oil	Band E	D

GARDEN AND GROUNDS

There are 2 garages at Woodlands. The first garage was part of the original house and is currently used as a workshop and for storage. The garage has both water and power. The second garage was added in about 2010.

Woodlands is approached by a hard cored driveway to a mono-block parking area. This sheltered part of the garden is west facing and has been landscaped to include a decorative pond surrounded by a well thought out planting scheme that includes a range of interesting shrubs.

The south facing front garden is on a gentle slope. Currently part of the garden is used for growing vegetables. The remainder is in grass and interspersed with fruit trees.

DIRECTIONS

From the A68 take the turn onto St Boswells Main Street (B6404). Continue up the Main Street for about 0.5 miles. Take the right turn onto Weirgate Bank and proceed down the hill for about 35m. Take the left turn in the gap in the wall. Pass Cruachan on the left and Woodlands is straight ahead.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/dub.belonged.fists

POST CODE

TD6 0BD

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

2017 ANTI MONEY LAUNDERING REGULATIONS

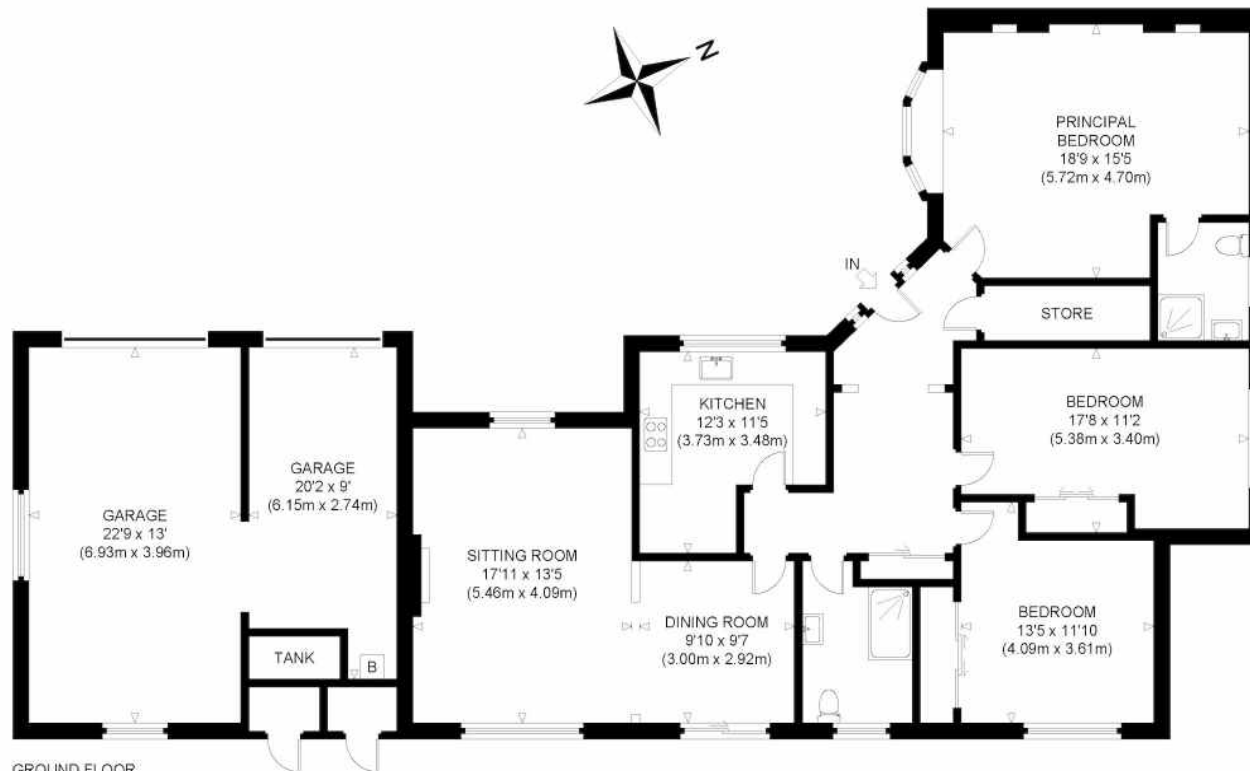
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2023.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1959 SQ FT / 182.0 SQ M

WOODLANDS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1959 SQ FT / 182.0 SQ M
(INCLUDING GARAGES)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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