

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Hoebridge Stables Gattonside

TD6 9LZ

Guide Price £160,000



2 Hoebridge Stables forms part of a sympathetically converted stable building, situated in a private courtyard setting in the sought after village of Gattonside. The property boasts bright and spacious accommodation and retains many of the original features and includes an attractive wood burning stove in the lounge. Property of this type, are a true rarity to the open market.

2 Hoebridge Stables Gattonside

TD6 9LZ

Guide Price £160,000

Ground Floor:

Hall
Lounge
Dining Kitchen
Bathroom

First Floor:

Two Double Bedrooms (One En-Suite.)
Bathroom with WC & Sink.
Gas Central Heating
Double Glazing



Location:

Gattonside is a highly sought after village, approximately 1/2 a mile on foot from the Abbey town of Melrose, separated by the River Tweed, with pedestrian access via the Chain Bridge, an iron linked suspension bridge. The desirable Abbey town of Melrose features an excellent variety of specialist shops, bars, restaurants and recreational facilities and can be reached within a few minutes. Many of the principal towns and villages, as well as several of the regions major employers, are close at hand. The Borders railway between Edinburgh and Tweedbank, is a 5 minute drive from Gattonside.

Fixtures and Fittings:

The sale shall include all carpets, floor coverings, light fittings, bathroom fittings, kitchen fittings and integrated appliances which include; dishwasher, washing machine, fridge & freezer.

Services:

Mains drainage, water, electricity and gas. Gas central heating and double glazing.

EPC:

C

Council Tax:

C

Viewings:

Strictly by appointment with the Selling Agents.

Entry:

By mutual agreement.

2 Hoebridge Stables, Gattonside

Approximate Gross Internal Area
96.4 sq m / 1038 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUK.co.uk © 2020 (01715886)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Melrose Call 01896 822796

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels,
Jedburgh,
Hawick,
Kelso,
Melrose,
Peebles,
Selkirk,
Tel 01896 758 311
Tel 01835 863 202
Tel 01450 3723 36
Tel 01573 400 399
Tel 01896 822 796
Tel 01721 723 999
Tel 01750 723 868

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

