

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Thorn Cottage, Bowden

TD6 0SS

Guide Price £330,000



Located in the heart of the sought after village of Bowden and nestled at the foot of the Eildon Hills, Thorn Cottage is a beautifully presented terraced cottage which has been successfully extended to the rear to form fantastic additional accommodation. The property boasts an abundance of attractive features and a lovely blend of traditional and modern design throughout. The accommodation comprises: Vestibule, Dining Hall, Lounge, Breakfasting Kitchen, Utility Room, Downstairs Shower Room, Master Bedroom with Juliet Balcony, Two Further Double Bedrooms and Bathroom. Externally there is a landscaped garden to the rear. There is also the benefit of a garage and off street parking bay which the current owner rents from the local authority. Early viewing of this lovely property is essential.



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Vestibule
Dining Hall
Lounge
Breakfasting Kitchen
Utility Room
Downstairs Shower Room
Master Bedroom with Juliet Balcony
Two Further Bedrooms
Bathroom

Air Source Heating
Double Glazing

Garden to Rear
Summerhouse
Greenhouse
Shed



Location

The picturesque village of Bowden is situated approximately 3 miles from the town of Melrose, at the foot of the Eildon Hills and surrounded by beautiful countryside. Bowden is served by a small range of local facilities, including a village hall. Primary schooling is available in Melrose, Newtown St Boswells or St Boswells, with secondary education at Earlston High School or Galashiels Academy. Bowden is well placed for travel to many of the principal towns and villages within the region, as well as several of the major employers. The Scottish Borders Council HQ in Newtown St Boswells is less than a five minute drive, as is the Borders General Hospital. Edinburgh city centre is easily accessible via a 60 minute drive on the A68 trunk road or the Waverley rail link, with the station at Tweedbank less than a ten minute drive away.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, curtains, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Air source heating, double glazing.

The current owners have a garage and off street parking bay. The parking bay on the bay on which the garage stands is rented from SBHA for approximately £92 per year. These are just a short distance from the property.

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Thorn Cottage, Bowden

Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169164)

Full members of:



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.