



BANNERMANBURKE

PROPERTIES LIMITED



Ryvoan Eildon, Melrose, TD6 9HB

Offers In The Region Of £375,000

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■ SITTING ROOM ■ DINING ROOM ■ CONSERVATORY ■ BREAKFASTING KITCHEN ■ CENTRAL HALLWAY, REAR PORCH AND VESTIBULE ■ THREE BEDROOMS ■ FAMILY BATHROOM AND WC ■ GAS CENTRAL HEATING AND DOUBLE GLAZING ■ SOLAR PANELS ■ FRONT AND REAR GARDENS, GARAGE AND DRIVEWAY

Ryvoan is a delightful semi detached cottage situated in the desirable Eildon area, within easy reach of the picturesque town of Melrose and the nearby village of Newtown St Boswells. This attractive three bedroom family home offers flexible and versatile accommodation, providing a range of options to suit a variety of purchasers. A particular highlight of the property is the generous rear garden, beautifully established with an array of mature trees and shrubs. Tucked away at the far end is a charming 'secret' garden, complete with fruit trees, raised vegetable beds and two greenhouses, offering an ideal space for those with a passion for gardening. A driveway and garage provide convenient off street parking, while excellent storage is available throughout the property, making Ryvoan a practical and appealing family home in a highly desirable location.

Melrose

All local amenities can be found in the picturesque town of Melrose which is the home of the Melrose Rugby Sevens every spring along with the Melrose Festival, Borders Book Festival, the annual Eildon Two Hills race and the Melrose Pipe Bank Championships, attracting pipers from all over the world. Melrose provides an extensive range of amenities including specialised shops, small supermarkets, restaurants, independent cafes and a selection of hotels. Further amenities can be found in Newtown St Boswells such as a pharmacy, primary school, supermarket, post office and the ever popular Milestone Garden Centre.

Travel

Melrose 3.8 miles Newtown St Boswells 1 mile Galashiels 7 miles Jedburgh 11 miles Edinburgh 38 miles

The Property

The property is entered from the front into a vestibule with a range of coat hooks and large cupboard housing the combination gas boiler and electric meter and switch gear. From here a door leads into the bright and light kitchen, which is positioned to the front of the property and enjoys lovely views over the front garden through a large double glazed window. The kitchen is fitted with a good range of cream wall and floor units, complemented by generous granite worktop space and tiled splashback areas. A stainless steel sink and drainer are positioned beneath the window, making the most of the pleasant outlook. Integrated appliances include a dishwasher, washing machine and fridge freezer, while a range style cooker provides a six burner gas hob and three electric ovens, with a chimney style cooker hood above. There is also ample space for a dining table and chairs.

A central hallway provides excellent storage, with a large cupboard and useful additional understairs storage, while also giving access to the rear porch, WC, third bedroom, living/dining room and conservatory.

The generously proportioned living room is situated to the rear of the property and flows seamlessly into the dining area through an attractive open archway. Sliding double glazed doors lead through to the conservatory, which enjoys a lovely outlook over the beautifully maintained garden. A charming wood burning stove forms the focal point of the living room, set within an open grate with exposed brick backing and a rustic sleeper style mantle above, creating a warm and inviting atmosphere. The dining room has ample space for a table and chairs and overlooks the front garden.

The bright and beautifully presented conservatory is fully double glazed and enjoys a peaceful position to the rear of the property. A door leads directly onto the generous patio area, while the room takes full advantage of the lovely outlook over the established garden and the open fields beyond. Under floor heating is an added benefit in here.

Also on the ground floor is the third bedroom overlooking the front garden, with built in cupboard for storage, carpet flooring and central heating radiator. The WC comprises of a wash hand basin and WC and is a useful addition to the property, while the rear porch provides additional storage, access to the rear garden and benefits from power and light.

The upper level houses two double bedrooms and family bathroom and offers good storage in the form of a large storage cupboard. Both bedrooms are a good size with built in wardrobes providing hanging and shelving and additional eaves storage. Both rooms have lovely views.

Finally the family bathroom comprises of a 4pc suite of bath, wash hand basin, WC and shower enclosure with electric shower inset. A double glazed opaque window allows good natural light through. The room is finished with a white heated towel rail, tile effect vinyl flooring and a lovely feature wall in patterned wallpaper

Room Sizes

LIVING ROOM 4.15 x 6.00
DINING ROOM 3.33 x 3.12
CONSERVATORY 3.45 x 4.30
KITCHEN 3.65 x 3.25
WC 1.57 x 1.62
DOWNSTAIRS BEDROOM 2.80 x 3.10
REAR PORCH 3.00 x 1.80
DOUBLE BEDROOM 4.40 x 4.34
DOUBLE BEDROOM 3.30 x 4.40
FAMILY BATHROOM 3.67 x 1.93

Externally

The gardens at Ryvoan are a particular highlight of the property, offering an impressive combination of established planting, generous lawn and a variety of dedicated gardening areas. The private rear garden features a wonderful selection of fruit trees, a productive vegetable garden, two greenhouses, a large level lawn and attractive patio areas, together with a charming 'secret garden' tucked discreetly behind mature hedging. This beautiful outdoor space offers a high degree of privacy and provides a peaceful haven for keen gardeners, with plenty of scope to enjoy outdoor dining, relaxing and entertaining. To the front, the garden is laid with decorative stone and features a pond and a selection of mature shrubs, all enclosed by fencing.

Directions

What3words:///freezers.dragon.rivers
After the town of Newtown St Boswells, exit the A68, signposted for Eildon, and before the Ravenswood Roundabout. Follow the road up and the property is the first house on the left hand side.

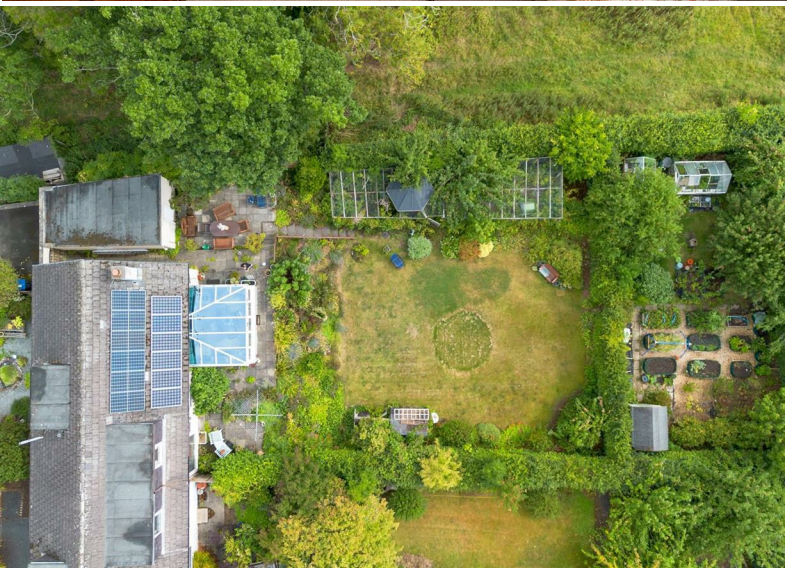
Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

Services

Septic tank drainage, water, gas and electricity. There are a mix of Photovoltaic and Solar Panels which supplement the electric system within the property.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	75
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	69	73
Scotland	EU Directive 2002/91/EC	



Ground Floor

Ryvoan, Eildon



First Floor

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