



# BANNERMANBURKE PROPERTIES LIMITED



**Cheviot View Cottage , Melrose, TD6 0ST**  
**Offers In The Region Of £260,000**



# Cheviot View Cottage , Melrose, TD6 0ST

## Offers In The Region Of £260,000



- HALLWAY ■ SITTING ROOM ■ KITCHEN ■ THREE BEDROOMS ■ SHOWER ROOM ■ ELECTRIC HEATING ■ DOUBLE GLAZING ■ OFF STREET PARKING AND LOG STORE ■ DESIRABLE VILLAGE LOCATION ■ EPC RATING E

Discover this stunning three bedroom semi detached cottage set within a highly sought after semi rural setting, nestled in the picturesque village of Bowden with beautiful open views. Perfectly positioned just a short distance from the desirable town of Melrose, this charming home offers the ideal blend of countryside tranquillity and convenient access to local amenities. Whether you're searching for a delightful holiday retreat, a welcoming family home, or an attractive downsizing opportunity, this exceptional property promises lifestyle, location, and lasting appeal. This property has the added benefit of off street parking with log store and shrubbed borders.

### The Town

Nestled in the picturesque heart of the Scottish Borders, just 3 miles south of the historic town of Melrose, the village of Bowden offers a quintessential rural lifestyle with timeless character and breathtaking countryside views. Quaint features like the old village well, classic cottages, and the historic village hall add to the timeless charm. The village is close to quality local schools and essential amenities in nearby Melrose, Newtown St Boswells and St Boswells.

### Travel

Melrose 3.5 miles, Newtown St Boswells 2 miles, St Boswells 3.7 miles, Selkirk 6.9 miles, Galashiels 6.7 miles, Edinburgh 40 miles

The A68 provides a through-route to Edinburgh and south to Newcastle. Rail links are available at Tweedbank, Galashiels, Berwick-Upon-Tweed and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

### The Property

The property is accessed via a UPVC front door, opening into a welcoming entrance hall, where a carpeted turning staircase leads to the upper level, creating an immediate sense of character and space. The ground floor accommodation comprises a well proportioned sitting room, a fitted kitchen, a generous double bedroom, and a contemporary shower room with two

further bedrooms on the upper level.

Positioned to the front of the property, the sitting room benefits from attractive double glazed sash and case windows, a charming feature that enhances both natural light and period appeal. The room is tastefully decorated in warm green tones and complemented by solid wood flooring, an electric WIFI-controlled heater, and ceiling lighting. The main focal point of the room is the log burning stove with floating timber mantel and set upon a slate hearth. A substantial built in cupboard offers excellent storage. From the sitting room, a door leads down three steps to an inner area providing access to the shower room and kitchen. A double glazed window is located to the front and an open doorway provides access through to the kitchen. Good range of floor and wall mounted units with ample worksurface space and tiling to splashback areas. The kitchen is well equipped with built in single electric oven and four burner ceramic hob, single bowl stainless steel sink and drainer, space and plumbing for a washing machine and space for a free standing fridge freezer. Two double glazed windows allow lots of light through.

The shower room comprises of a 3pc suite of wash hand basin, with storage below, WC and shower enclosure with electric shower inset. Double glazed opaque sash and case window to the front.

Cheviot View Cottage benefits from 3 bedrooms, a double on the ground floor and two further bedrooms on the upper level. The ground floor bedroom is generously proportioned, offering flexible and versatile accommodation to suit a variety of needs, whether as a principal bedroom, guest room, or additional living space.

The two upper bedrooms are equally appealing, each showcasing attractive exposed brick feature walls that add character and a distinctive sense of charm. The upper landing also provides storage and a skylight window provides natural light.

### Room Sizes

SITTING ROOM 4.16 x 3.82

KITCHEN 2.77 x 2.55

SHOWER ROOM 1.50 x 1.77

BEDROOM 2.80 x 4.20

BEDROOM 3.22 x 2.35

BEDROOM 3.20 x 2.55

## Externally

The property benefits from a private off street parking area with log store.

## Directions

What3words///blend.scored.sheds

Leaving Melrose on the Dingleton Road B6359 towards Eildon Crescent, turn left into Bowden (B6398) and the property is located on the right hand side.

## Sales and Other Information

### Fixtures and Fittings

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

### Services

Mains drainage, water and electricity.



**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](mailto: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		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	88	95
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	

## Cheviot View Cottage

Ground Floor



First Floor

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