



BANNERMANBURKE

PROPERTIES LIMITED



Blacklee Cottage Blackleabrae, Bonchester Bridge, Hawick, TD9 9TD

Offers Over £235,000



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- FRONT & REAR VESTIBULE WITH UTILITY SERVICES ■ SITTING ROOM ■ KITCHEN ■ SHOWER ROOM ■ INNER HALLWAY ■ 2 DOUBLE BEDROOMS (MASTER WITH WC) ■ MANICURED GARDEN ■ OFFICE/WORKSHOP/GARAGE ■ STUNNING LOCATION & VIEWS ■ EPC RATING E

This stunning two bedroom semi detached home combines timeless charm with immaculate modern presentation. Inside, elegant neutral décor flows throughout the property which is complemented by oil central heating, double glazing, and a cosy log burning stove that heats the water while adding warmth and character to the living space. A driveway provides parking for several vehicles while the beautifully manicured garden with breathtaking countryside views, creates a perfect setting for both relaxation and entertaining. In addition, the versatile garage/workshop with WC presents an exceptional work from home or business opportunity. Finished to an outstanding standard inside and out, this is a truly special property.

The Village

Bonchester Bridge is a village located in a rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, it really is a delightful peaceful getaway from the busier towns and cities whether this be permanently or for a holiday. Day to day facilities can be found in the village which has a popular Inn, and the larger towns of Hawick and Jedburgh offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Travel

Hawick 9 Miles, Jedburgh 10 Miles, Carlisle 37 Miles, Newcastle 56 Miles, Edinburgh 40 Miles,

The A7 provides a through-route to Edinburgh and south to Carlisle and the M6. The A68 provides a through-route to Newcastle and the A1. Rail links are available at Berwick-Upon-Tweed, Carlisle, Tweedbank and Edinburgh. The nearest International Airports are located in Edinburgh and Newcastle.

The Property

The property is entered via a welcoming front porch with a UPVC door and side window. This practical space includes a large storage cupboard housing the oil boiler, with ample room for coats and shoes. Beautifully decorated in neutral tones, exposed brick frames the entrance to the home, and patterned floor tiles create a striking first impression. A charming stable door opens into the sitting room which is a generously proportioned and inviting space, offering ample room for both lounge and dining furniture. Positioned to the front of the property, double aspect windows flood the room with natural light and frame lovely views. A log burning stove set on a slate hearth with a timber surround provides a cosy focal point and also serves the hot water. Finished in neutral décor with carpeted flooring, high skirting boards, cornice detailing, and an attractive ceiling light fitting that complements the home's style, this room perfectly balances comfort and character. From here, there is access to the central hallway, while a carpeted staircase leads to the upper floor, where two well proportioned bedrooms (one with a WC) are located.

The central hallway offers two generous storage cupboards, one housing the water tank, along with access to the kitchen and shower room. An opaque window with decorative glazing allows natural light to filter in, adding to the home's bright and airy feel.

To the front of the property, the kitchen enjoys views over the garden and stunning countryside beyond. Fitted with an excellent range of cream floor and wall units, complemented by attractive tiled splashbacks and solid wood worktops. Integrated appliances include a four burner ceramic hob with chimney style cooker hood, single electric oven, and under counter fridge and freezer. Finished with tiled flooring and recessed ceiling spotlights, this welcoming kitchen flows seamlessly into a rear utility room. The utility provides access to the car port and offers space and plumbing for a washing machine and tumble dryer. Mirroring the front porch, the rear porch/utility features exposed brickwork and tiled flooring, making it ideal for practical everyday use.

Located to the rear, the recently fitted shower room is fully lined with shower boarding for ease of maintenance and comprises a shower enclosure with electric shower, WC, and wash hand basin set within vanity furniture. Attractive tiled flooring, ceiling light fitting, chrome heated towel rail and a shaver point complete the space.

A carpeted staircase leads to the upper level, where two generous double bedrooms and a large storage cupboard are situated. A Velux window above the stairwell allows natural light to pour in and offers beautiful views across the surrounding hills, while a rope handrail adds a distinctive and charming feature.

Both bedrooms are well proportioned doubles with ample space for furniture and enjoy stunning countryside views. Decorated in neutral tones with carpeted flooring, recessed ceiling spotlights, and central heating radiators, they provide calm and comfortable retreats. The principal bedroom benefits from its own WC with wash hand basin and ceiling light fitting, with the tasteful décor continuing seamlessly into this space.

Immaculate and truly move in ready, this exceptional home combines elegant neutral décor with thoughtful attention to detail, including cottage style latch handle doors and Georgian style double glazing throughout. Set within beautifully maintained gardens and finished to a very high standard, this is a property whose beauty and quality must be seen to be fully appreciated.

Room Sizes

Entrance Vestibule 1.81 x 1.12
Sitting Room 3.84 x 5.21
Kitchen 2.88 x 3.0
Shower Room 1.88 x 2.14
Bedroom 3.08 x 4.0
Bedroom 4.68 x 3.87 widest point 4.08
WC 1.14 x 1.0
Hallway 2.01 x 2.54
Rear Vestibule/Utility 3.12 x 1.40

Externally

Entered through a gated driveway offering generous parking for several vehicles, this truly beautiful property immediately impresses with its charm and immaculate presentation. A secluded patio to the front of the house provides a peaceful spot for morning coffee, while the manicured lawn is fully enclosed and perfectly maintained. Within the garden sits a brand-new BBQ hut (available by separate negotiation), creating a wonderful space for entertaining and enjoying the outdoors.

A recently built garage/workshop/office enhances the versatility of the home. Thoughtfully designed and heated by a log burning stove, this superb space features a double glazed window overlooking the garden. Currently arranged with workspaces, a WC, and a sink with drainer, it presents an excellent opportunity for a home business or flexible family use (subject to planning permissions). The garage section is finished with painted double timber doors and attractive stonework to the front, blending seamlessly with and complementing the character of the house. Further benefits include a car port, several log bays and a large storage unit which is neatly tucked to the side of the garage and linked by a covered area.

Directions

From Bonchester Bridge travelling south on the A6088, take the turning for Newcastleton/Kielder (B6357) and continue for approx 1 mile, take a right onto Blacklea Brae and the property is second from the bottom of the hill on the right, just before turning for Smiddy Square.
What3words///lovely.losing.prevented

Sales & Other Information

Fixtures & Fittings

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

Services

Septic tank drainage, mains water supply, oil and electricity.



Offers:

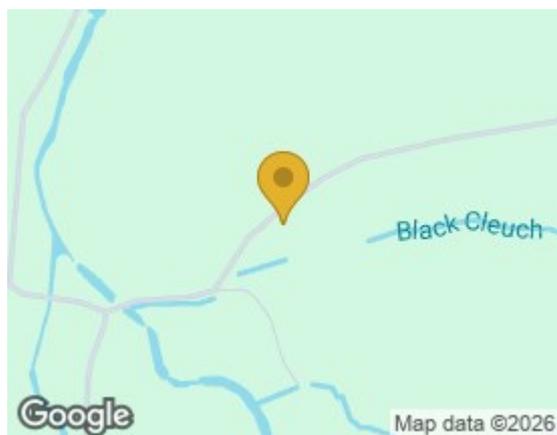
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling 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		51	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	61
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

Blacklea Cottage



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