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ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Braeside , Redpath, TD4 6AD

Offers over £495,000



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Braeside Redpath, TD4 6AD

- Detached Family Home
- Study/4th Bedroom
- Detached Double Garage
- Sought-After Location
- Excellent Local Schooling
- 3 Bedrooms (One En-suite)
- Extensive Garden
- Large Private Driveway
- Peaceful Semi-Rural Setting
- Commutable to Edinburgh

We are delighted to bring to market this exceptional detached 3 bedroom family home set at the heart of the much sought after village of Redpath, just a short distance from Earlston and Melrose. The property offers spacious, versatile accommodation over two floors, with a generous private garden and double garage with ample driveway parking. The property is well-placed for commuters, with both the A68 and Tweedbank Railway Station a short drive away.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - UTILITY ROOM - DINING ROOM - CONSERVATORY - LOUNGE - 3 BEDROOMS (ONE EN-SUITE) - OFFICE - BATHROOM -



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Internally

Upon arrival, the property is entered via a welcoming porch which leads into a central dining hall, setting the tone for the spacious and well-balanced accommodation throughout. From here, access is provided to the principal ground floor rooms.

To the rear of the property, the kitchen is well-proportioned and thoughtfully laid out, benefitting from an adjoining pantry and a separate utility room, offering excellent practicality for day-to-day living. The dining room sits centrally within the home, creating a natural hub for both family meals and entertaining, with direct access through to the conservatory. The conservatory enjoys a pleasant outlook and provides an ideal additional reception space, perfect for relaxing or enjoying the garden year-round.

The main lounge overlooking the south facing garden features ample space for a variety of furniture arrangements and offers a comfortable setting for more formal or cosy evenings. The room is beautifully completed by an elegant marble fireplace and a wonderful wood-burning stove, creating a warm and inviting focal point that enhances both comfort and character.

Also located on the ground floor is a well-proportioned bedroom, complete with fitted wardrobe space, making it ideal for guests, multi-generational living, or as an alternative principal bedroom. The bathroom is fitted with a three-piece suite, adds further convenience to this level.

Stairs rise from the entrance hall to the first floor, where a bright and airy landing leads to two further spacious bedrooms. Both rooms benefit from built-in storage, enhancing the practicality of the layout. The family bathroom is also located on this level and is fitted with a four-piece suite, including a bath and separate shower facilities, serving the upstairs accommodation. An additional south facing room, currently utilised as a home office, provides flexibility for modern working requirements.

Overall, the layout offers a flexible and well-considered arrangement, ideally suited to a range of buyers, combining generous living spaces with practical features throughout.

Kitchen

The kitchen is well-appointed and fitted with a comprehensive range of wall and base units, offering ample storage and practicality. These are complemented by Corian worktops and attractive tiled splashbacks, creating a clean and functional workspace. The room is flooded with natural light via two large windows, enhancing the bright and airy feel of the space. There is also ample room to accommodate a table centrally, making it an ideal setting for both casual dining and entertaining.

The kitchen incorporates an inset 1.5 bowl sink with mixer tap and benefits from an integrated extractor hood. There is space provided for a freestanding cooker, along with undercounter space for a dishwasher, ensuring it is well-equipped for modern day-to-day living.

In addition, there is a separate utility room which enhances the overall functionality of the home. This space is fitted with further worktop area, a stainless steel sink with mixer tap, and provides undercounter space for a washing machine. The utility room offers a practical solution for laundry and additional storage, helping to keep the main kitchen area uncluttered.



Bathrooms

The family bathroom is conveniently located on the first floor and is well-appointed with a modern four-piece suite. This comprises a WC, bidet, stylish vanity wash hand basin with storage beneath, and a full-sized bath with overhead shower and mixer tap. The space is finished with tiled splashbacks, offering both practicality and a clean, contemporary look, making it ideal for family living.

The primary bedroom further benefits from its own private en-suite shower room, providing a comfortable and functional retreat. The en-suite shower room is fully tiled and is fitted with a WC, a sleek vanity wash hand basin, and a spacious walk-in shower. Additional features include fitted wall cupboard providing extra storage and a heated towel rail.

Externally

The property is set within an exceptional and beautifully maintained plot, with the garden forming a true highlight of the home. Stretching out behind the house, the grounds are thoughtfully landscaped to create a wonderful sense of space, privacy, and colour throughout the seasons.

Immediately to the rear, a paved terrace provides the perfect setting for outdoor dining and entertaining, enjoying a pleasant outlook over the gardens. From here, the lawn extends outwards, framed by well-stocked borders filled with a variety of mature shrubs, plants, and trees, bringing a rich tapestry of colour and texture.

The garden continues to unfold as you move further down the plot, revealing a series of distinct areas including established planting beds, vegetable patches, and more informal spaces, ideal for keen gardeners or those looking to create their own outdoor retreat. Mature trees and hedging provide a high degree of privacy, while also enhancing the natural feel of the surroundings.

A particularly attractive feature of the garden is its depth, offering a rare sense of seclusion and tranquility, with different areas to enjoy throughout the day. Whether relaxing on the lawn, tending to the garden, or entertaining guests, the outdoor space caters effortlessly to a range of lifestyles.

Overall, this is a substantial and versatile garden that perfectly complements the property, combining practicality with visual appeal in a peaceful and picturesque setting.

Outbuildings

The property is approached via a generous and well-maintained driveway, providing ample off-street parking for multiple vehicles. Mature planting to the front offers a degree of privacy and greenery on approach, creating an attractive setting as you arrive.

Positioned to the side of the property is a substantial detached double garage, featuring two up-and-over doors and a distinctive circular window above, adding character to the exterior. The garage provides excellent secure parking as well as additional storage space, catering perfectly to modern family needs.

Location

Braeside is located in the charming village of Redpath which is around two and a half miles from Earlston that has a wide range of amenities including a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, five miles away, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. Galashiels, around nine miles away has large supermarkets and many other High Street brands plus a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose.

Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities.

Redpath is well placed for commuting to Edinburgh and most Border towns with access to the A68 only a few minutes away, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately five and a half miles away, with a further station in Galashiels at the Transport Interchange. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.

Fixture & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services

Mains Electricity and water. Drainage is to private septic tank, LPG central heating.

Council Tax

Council Tax Band F.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

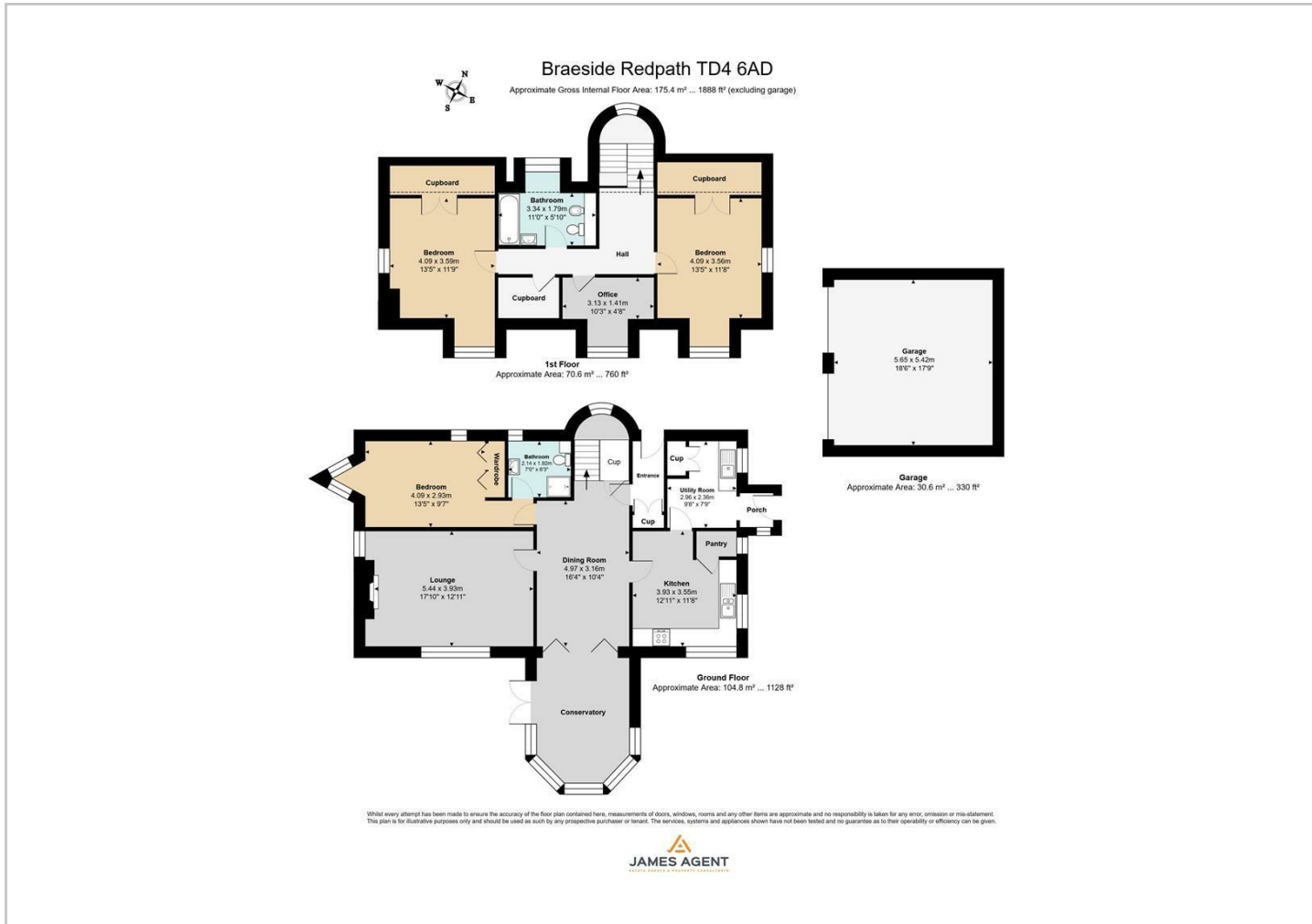
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



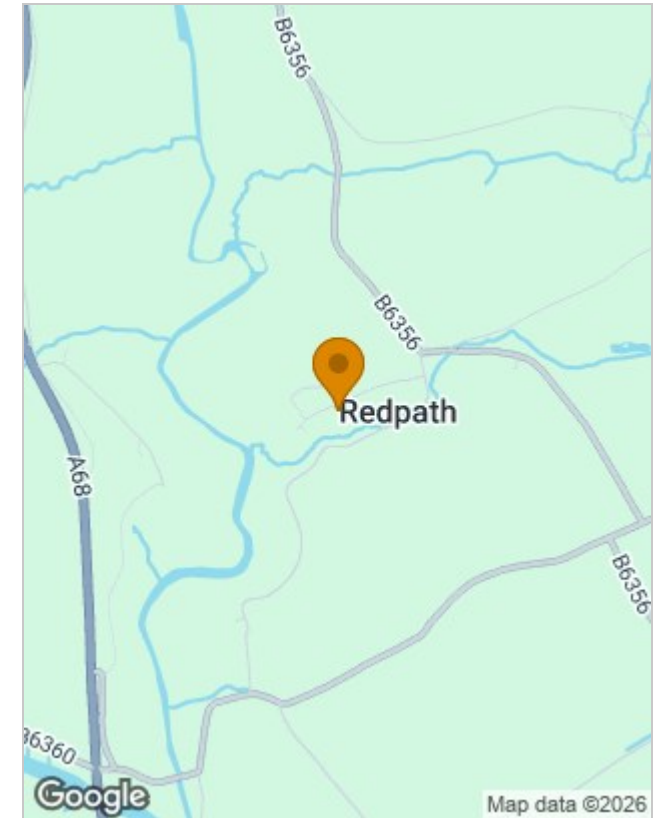
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

