



6 Easter Weens Lodge , Bonchester Bridge, Hawick, TD9 8JQ

Guide price £115,000









# 6 Easter Weens Lodge

Bonchester Bridge, Hawick, TD9 8JQ

- Detached Timber Lodge
- 2 Bedrooms
- Parking
- Picturesque Rural Setting
- Private Garden and Large Shared Grounds

We are delighted to offer this charming lodge set in a quiet position on the edge of the rural village of Bonchester Bridge. Offering comfortable, easily managed accommodation on one level, the property occupies a well-appointed plot within a small development of 8 lodges, and would be well suited for a downsize or holiday home.

## ACCOMMODATION

- ENTRANCE HALL - KITCHEN/LIVING ROOM - 2 DOUBLE BEDROOMS - SHOWER ROOM -



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### Internally

The property is well presented internally with a bright open-plan kitchen/living space, with doors out to the decking area and garden. There are two comfortable double bedrooms, and a shower room.

### Kitchen

The kitchen is fitted with a range of wall and base units and laminated worktops with inset stainless steel sink with mixer tap. There is an integrated electric oven, hob and stainless steel extractor hood, dishwasher and fridge. The fitted units continue into the living room and offer excellent storage.

### Shower Room

The shower room is fitted with a white suite including pedestal basin, wc and corner shower enclosure. The shower room is also plumbed for a washing machine.

### Externally

6 Easter Weens Lodge benefits from an area of private garden to the rear of the property, with lawn and decked seating areas ideal for entertaining or relaxing. The property further benefits from the use of expansive shared mature grounds and parking.





### Location

Bonchester Bridge is a charming village nestled in the heart of the Scottish Borders, approximately 7 miles south-east of the historic town of Hawick. Surrounded by rolling countryside and scenic hills, the village offers a tranquil rural setting while remaining conveniently accessible to local amenities.

Hawick, the largest of the Border towns, provides a wide range of services including supermarkets, schools, healthcare facilities, restaurants, and leisure options. The area is well known for its strong sense of community, historic landmarks, and connections to textile heritage.

Bonchester Bridge itself boasts a close-knit community atmosphere and benefits from a well-regarded local pub and village hall. The surrounding countryside is ideal for outdoor pursuits such as walking, cycling, horse riding, and fishing, with the nearby Wauchope Forest and Ruberslaw offering spectacular views and natural beauty.

### Services

Mains water, electricity and drainage. Electric heating.

### Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

### Council Tax

Band B

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





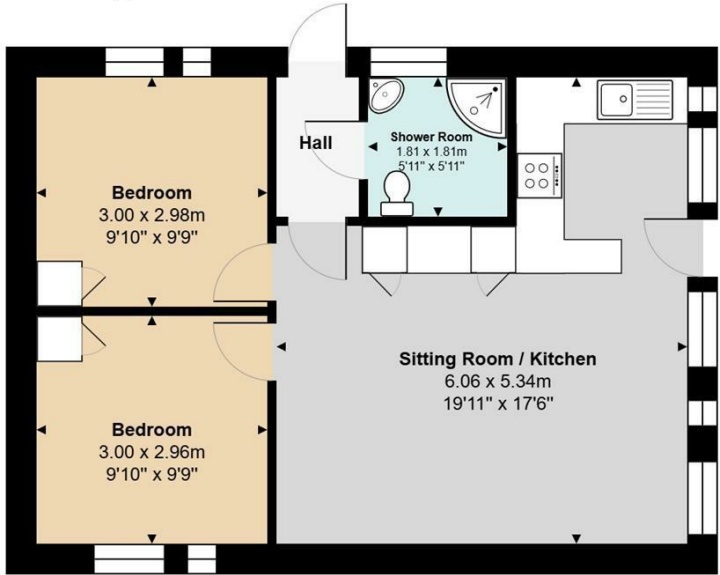




Floor Plans

6 Easter Weens Lodge, Bonchester Bridge, Hawick, TD9 8JQ

Approximate Gross Internal Floor Area: 51.3 m² ... 552 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

