



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Chestnut Cottage , Bowden, TD6 0SS

Guide price £315,000



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# 1 Chestnut Cottage Bowden, TD6 0SS

- Semi Detached
- Three public rooms
- Ideal Family Home
- Excellent Local Schooling
- 3 Bedrooms + Office Room
- Large Private Gardens
- Quiet Village Location
- Easy Commutable to Edinburgh

1 Chestnut Cottage is a spacious and versatile detached home offering generous accommodation across two levels, ideally suited to modern family living. Enjoying multiple reception rooms, three well-proportioned bedrooms, useful home office space and well-maintained gardens, the property combines flexible internal living with excellent outdoor space. Situated within the desirable Borders village of Bowden, the property enjoys a peaceful semi-rural setting while remaining conveniently positioned for access to nearby Melrose and surrounding transport links.

## ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LIVING ROOM - DINING ROOM - SITTING ROOM - KITCHEN - SHOWER ROOM - 3 BEDROOMS - OFFICE - FAMILY BATHROOM -



### Internally

Entered via a welcoming entrance porch, the property opens into a central hallway providing access to the ground floor accommodation and staircase to the upper level.

To the front of the property is a bright and spacious living room with dual aspect windows, creating an ideal space for relaxing and entertaining. Opposite, the generous sitting room offers a versatile additional reception area suitable for a variety of uses.

Connecting the reception rooms is a well-proportioned dining room, ideally positioned for family dining and entertaining, with access through to the kitchen. The kitchen itself offers a practical layout with good preparation and storage space.

Also located on the ground floor is a modern shower room finished with tiled walls and flooring.

On the first floor, the landing provides access to three well-proportioned bedrooms, all offering flexible accommodation for family living, guests or home working. A useful office/study is also located on this level.

Completing the accommodation is the first floor bathroom, finished in a clean and practical style.

### Kitchen

The kitchen is fitted with a comprehensive range of matching wall and base units, offering ample storage space, and is complemented by laminated worktops that provide generous preparation areas. Incorporated within the worktop is a stainless steel sink with mixer tap positioned beneath ample workspace, creating a practical and functional cooking environment.

Integrated appliances include an electric oven, electric hob and overhead extractor hood, all seamlessly fitted to maintain the kitchen's clean and modern appearance. There is also undercounter space and plumbing for both a washing machine and dishwasher, adding further convenience for day-to-day living.

To the end of the kitchen, there is additional space suitable for a freestanding fridge freezer.

### Bathrooms

Located on the ground floor, the shower room is fitted with a modern three-piece suite comprising a WC, vanity wash hand basin with useful storage beneath, and an electric shower set within an enclosed shower cubicle. Laminated splashbacks provide a practical and easy-to-maintain finish around the suite, while fully tiled walls and tiled flooring complete the room, enhancing both durability and presentation.

On the first floor, the bathroom is fitted with a three-piece suite comprising a WC, vanity wash hand basin with overhead shower. Tiled splashbacks complement the suite, while the room offers a clean and practical finish suitable for modern family living.





#### Externally

The property benefits from a generous and well-maintained rear garden, predominantly laid to lawn and bordered by mature hedging and established planting, creating a good degree of privacy and a pleasant outdoor setting. The garden offers ample space for outdoor dining, entertaining and family use, while a selection of timber sheds and garden stores provide useful external storage and workspace options. Raised planting beds add further character, making the garden well suited to keen gardeners and those looking to enjoy the outdoor space.

#### Location

This property is situated in the much sought-after conservation village of Bowden. Bowden is just one and a half miles from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in Newtown St. Boswells including a health centre, a hotel, and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts of Newtown St. Boswells and is a very popular attraction.

The popular Borders town of Melrose, over the Eildon Hills, is only four miles away. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels.

The thriving old mill town of Galashiels, a further four miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. Alternatively, the village of St. Boswells lies three miles to the east, also providing a generous selection of shops, and eateries.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, shooting, horse riding, golf, mountain biking, and a selection of walks including both St. Cuthbert's and the Southern Upland Way.

Local schools include Newtown St. Boswells Primary, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital also lies on the outskirts of Melrose.

Both the A68 and A7 are within easy reach, while Tweedbank Train Station offers a journey time to Edinburgh of around an hour.

#### Fixtures & Fittings

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

#### Services

Mains water, electricity and drainage is present.

#### Council Tax

Council Tax Band E.

#### Viewings

Viewings are strictly by Appointment via James Agent.

#### Home Report

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

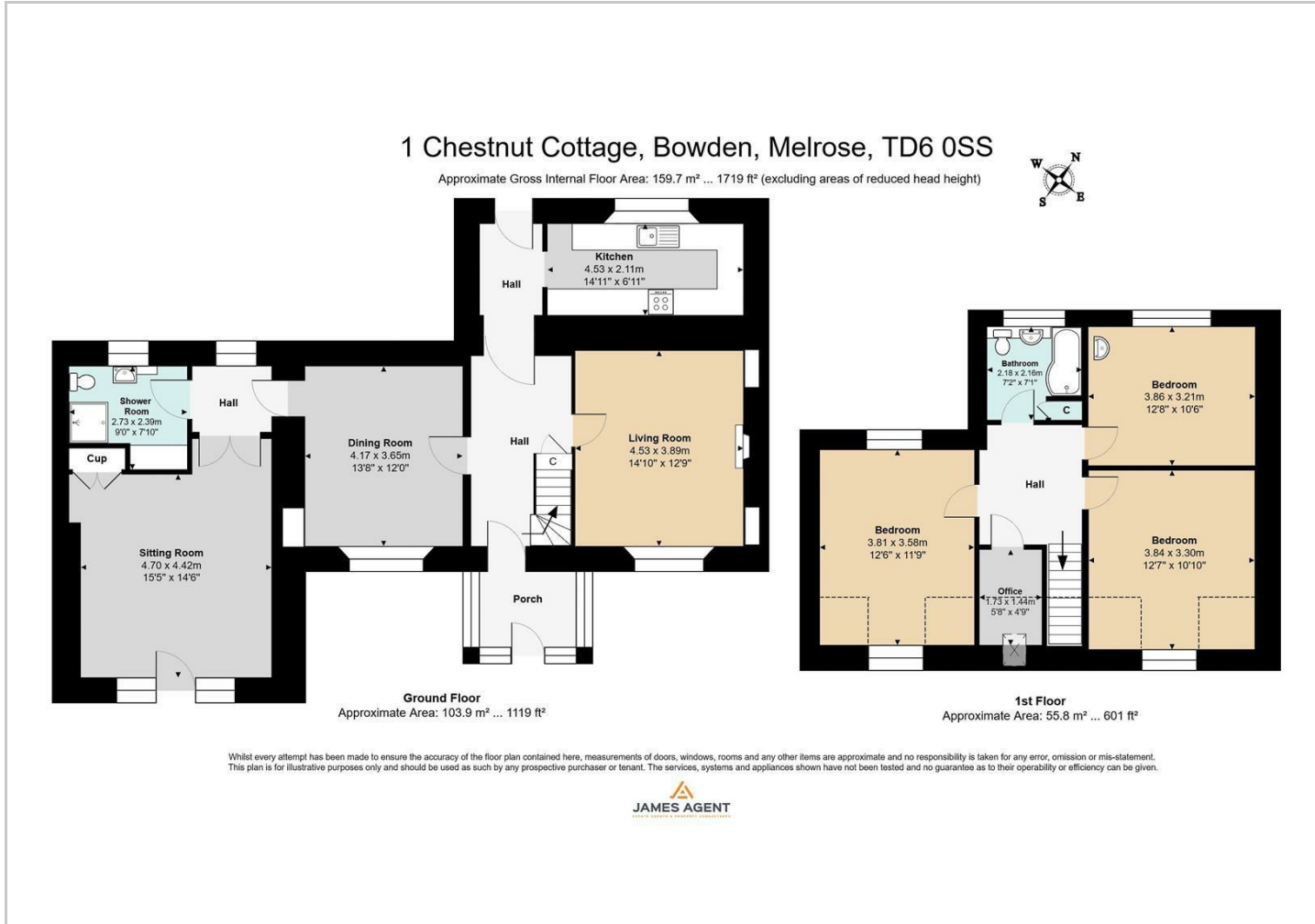
#### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest 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



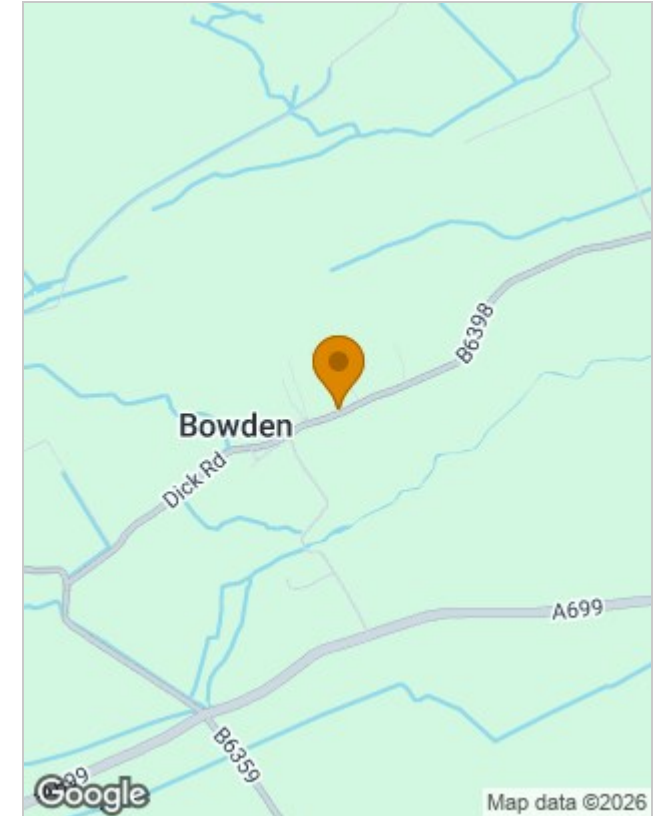
## Viewing

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

