



Farthing Green, Gattonside, Melrose, TD6 9NP

Guide price £550,000





Farthing Green, Main Street

Gattonside, TD6 9NP

- Detached Bungalow
- Kitchen/Dining Room with AGA
- Wonderful Views
- Double Garage and Driveway Parking
- Short Drive to Train Station
- Rarely Available Location
- South-Facing Garden
- Excellent Local Schooling
- Close to Amenities
- Double Glazing

We are delighted to offer this wonderful detached bungalow, set in mature grounds at the heart of the sought-after village of Gattonside, close to Melrose. The property offers generous, versatile accommodation on one level, with an integrated double garage, driveway parking and attractive south-facing garden with fine views to the Eildon Hills.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN/DINING KITCHEN - UTILITY ROOM - PRINCIPAL BEDROOM WITH ENSUITE - TWO FURTHER DOUBLE BEDROOMS - SHOWER ROOM -



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Internally

The property offers bright, spacious accommodation with generous proportions. Both the sitting room and kitchen/dining room benefit from direct access to the south-facing terrace, creating a wonderful entertaining space. The principal bedroom benefits from a spacious ensuite and ample fitted storage, while the two further bedrooms are served by the shower room.

Kitchen

The kitchen is fitted with a range of floor units and attractive island offering additional prep space. Integrated appliances include a gas-fired AGA, electric oven, hob and extractor hood, dishwasher and fridge. The dining area has ample space for a table under a stunning vaulted ceiling.

Bathrooms

The ensuite bathroom is fitted with a white suite comprising WC, vanity sink unit, bidet, panel bath and separate shower cubicle with mixer shower.

The shower room is fitted a WC, pedestal sink and shower cubicle with mixer shower.



Externally

The mature garden is primarily laid to lawn with established planting and specimen trees. The terrace offers excellent privacy while enjoying the views towards the hills. Two sheds offer handy storage. To the rear of the property is a paved drying area. The double garage can be accessed via the utility room or a metal up and over door.

Location

The property sits at the heart of the popular village of Gattonside. The village boasts two restaurants and a village hall, and is just a short walk over the Chain Bridge to Melrose. Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlstoun High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Fixture & Fittings

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

Council Tax Band

Council Tax Band G

Services

All mains services are present. Double Glazing and Gas Central Heating.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

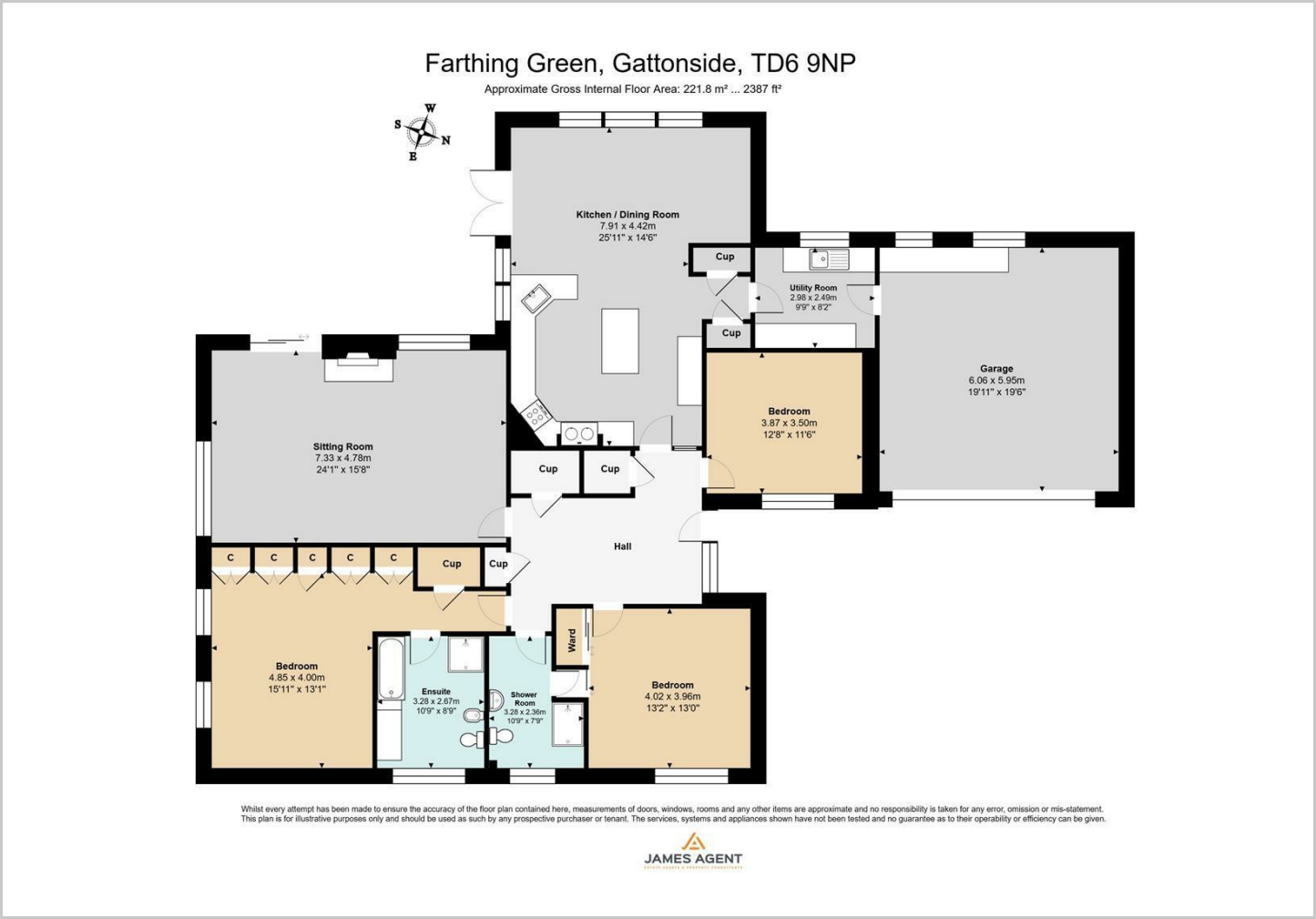
Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at anytime.





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

