



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Cotfield Nether Blainslie, Galashiels, TD1 2PR

Offers over £300,000





Cotfield Nether Blainslie

Galashiels, TD1 2PR

- Immaculately Presented Detached House
- Wonderful Views
- Sitting Room with Wood Burning Stove
- Garage and Additional Driveway Parking
- Excellent Local Schooling
- Semi-Rural Location
- 3 Bedrooms
- Easily Maintained Garden
- Double Glazing
- 30 mins Drive to Edinburgh Bypass

We are delighted to offer this wonderful detached family home set in a quiet position within the highly desirable rural village of Nether Blainslie, close to Lauder. Offering bright, modern accommodation, immaculately presented over two floors and wonderful views, with excellent local schooling and only half an hours' drive from the Edinburgh City Bypass, this property offers contemporary living coupled with all the benefits of the countryside.

- ENTRANCE PORCH - HALLWAY - KITCHEN - SITTING ROOM - DINING ROOM - CONSERVATORY - UTILITY ROOM - SHOWER ROOM - THREE BEDROOMS - FAMILY BATHROOM -



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Internally

The property is immaculately presented and finished to a high standard throughout. The ground floor has free-flowing living space with a particular highlight being the bright sitting room with wood-burning stove. Upstairs are three well-proportioned bedrooms, all with built-in wardrobes.

Kitchen

The kitchen is fitted with a range of wall and floor units as well as a breakfast bar. Integrated appliances include dishwasher, gas hob, electric oven, stainless steel extractor hood, fridge freezer and wine fridge. The adjoining Utility room has a space for a washing machine.

Bathrooms

The family bathroom has a bath, separate shower cubicle, wc and wash hand basin, while the downstairs shower room has a walk-in shower, wc and wash hand basin.

Externally

The garden is primarily laid to lawn, with a raised gravel seating area and bound by timber fencing. There is a single garage and ample driveway parking.



Location

Nether Blainslie lies around 3 miles from Lauder. The town provides an extensive range of amenities ranging from a variety of specialist shops, hotels, small supermarket, petrol station, and a coffee shop/art gallery. A full range of amenities is available in Galashiels, around a twenty-minute drive away. Local attractions include Thirlestane Castle, Mellerstain House, and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and hill walking. Local schools include the recently built Lauder primary school, and the highly regarded Earlston High School.

The A68 provides easy travel both to Edinburgh and south towards Newcastle, while the other Border towns are within easy driving distance. The Borders Railway, running from Tweedbank to Edinburgh, has a stop at Stow which is approximately a 15 minute drive, and offers a journey time to central Edinburgh of around 45 minutes.

Fixtures and Fittings

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

Services

Mains Water and Electricity, Oil-Fired Central Heating, Calor Gas to Hob.

Council Tax

Council Tax Band F

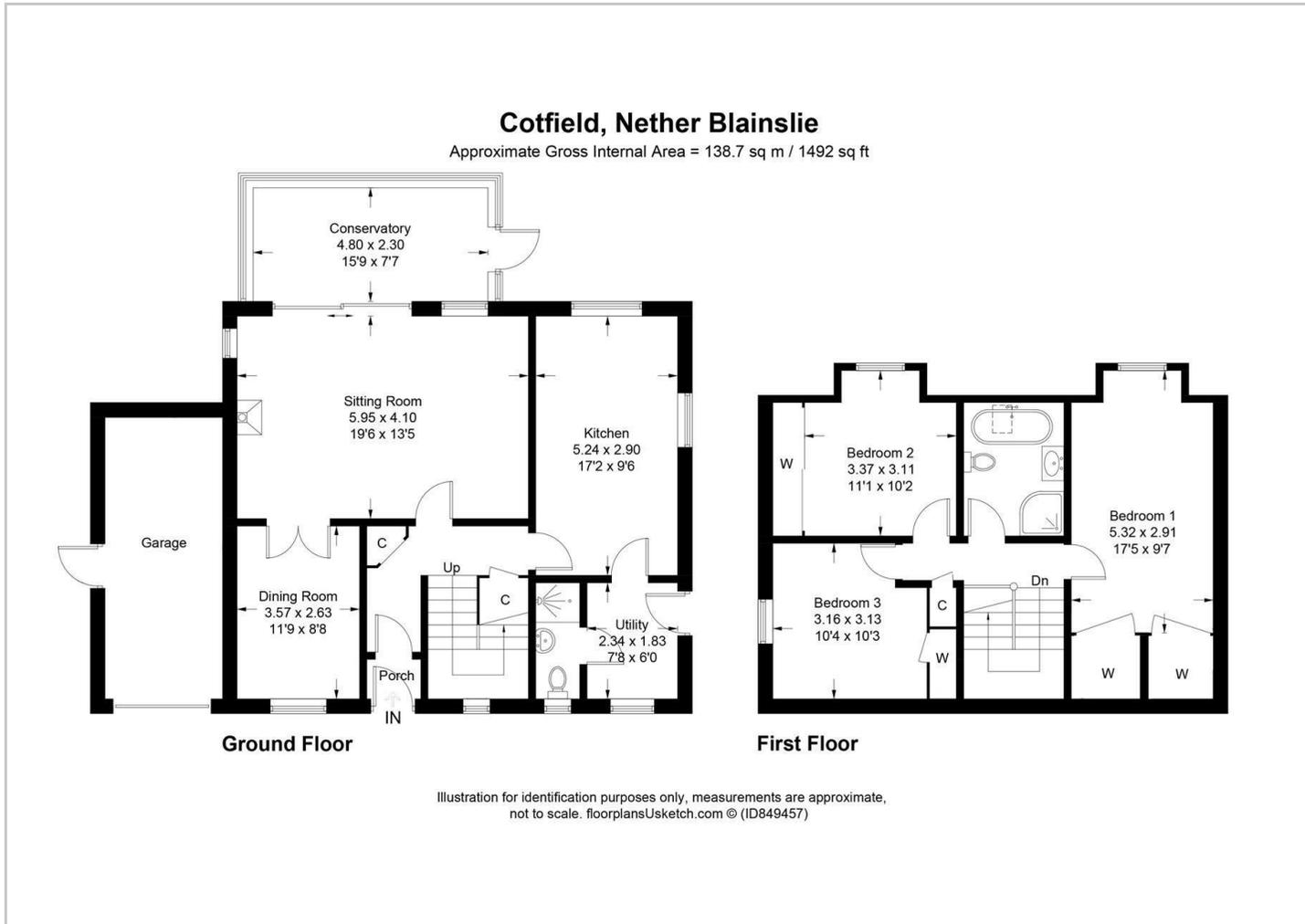
Viewings

Strictly By Appointment via James Agent.





Floor Plans

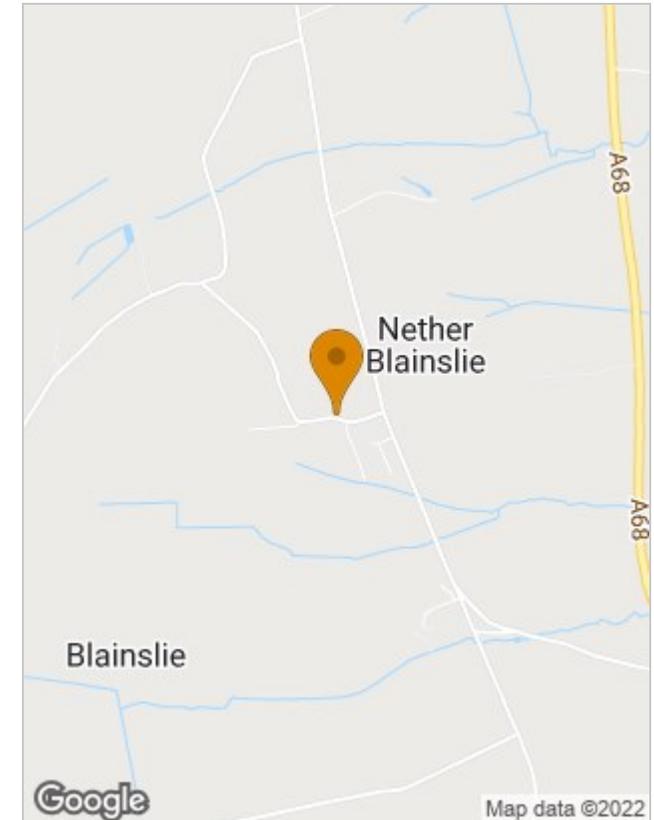


Viewing

Please contact our 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.

Location Map



Energy Performance Graph

