JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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Tweed Rig, Gattonside, TD6 9NH

Offers over £515,000

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Tweed Rig Gattonside

Gattonside, TD6 9NH

- Substantial Detached Family House
- Large Open Plan Living Space
- Wonderful Open Views
- Garage & Driveway Parking
- Additional Building Plot Available
- 5 Bedrooms (All En-suite)
- Rarely Available Location
- Excellent Local Schooling
- 2 Miles From Train Station
- Currently a Successful Holiday Let

HOME REPORT VALUATION £600,000

Tweed Rig is an impressive and highly versatile family home, set in an elevated position within the desirable village of Gattonside, just moments from Melrose. Offering generous accommodation over three floors, the property enjoys flexible living spaces, multiple bedrooms, and outstanding views over Melrose to the iconic Eildon Hills.

ACCOMODATION
- HALLWAY - OPEN PLAN LOUNGE /DINING ROOM / KITCHEN - BATHROOM - 5 BEDROOMS (ALL EN-SUITE) - UTILITY ROOM -





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Internally

The property is entered at ground floor level, where a welcoming hall provides access to the lower accommodation. On this level there is a spacious double bedroom complete with en-suite shower room, ideal for guests or multi-generational living, . A large utility room offers excellent practicality with direct access outside, while a garage provides secure parking and additional storage.

Stairs lead to the first floor, which forms the main family sleeping accommodation. Here there are three well-proportioned double bedrooms, two of which benefit from en-suite shower rooms, while the remaining bedroom is served by a stylish family bathroom. Built-in wardrobes and cupboards throughout this level ensure excellent storage, making it both functional and comfortable for family living.

Continuing on the first floor, the heart of the home is revealed. A stunning, expansive lounge and dining room enjoys an abundance of natural light and offers ample space for both relaxing and entertaining. From here, doors open onto a balcony, perfectly positioned to take advantage of elevated views and outdoor enjoyment. Adjacent is a modern kitchen, thoughtfully laid out with generous workspace and storage, ideal for everyday use and hosting.

The top floor provides an impressive principal suite, comprising a large double bedroom, a dressing room, and a luxurious en-suite bathroom, creating a private retreat within the home. A further spacious double bedroom on this level offers flexibility as a guest room, home office, or additional family bedroom.



Kitchen
The kitchen is fitted with a great range of wall and base units overlaid with laminated worktops and incorporates a stainless steel sink with mixer taps. Integrated appliances include electric oven and hob, stainless steel extractor hood, dishwasher and fridge freezer. The breakfast bar and dining area complete the kitchen and make a great space for entertaining guests or spending time with family.

A separate utility area can be found on the ground floor with additional units, worktop space and stainless steel sink. There is also under counter space for a washing machine and dryer.

Bathrooms
The family bathroom, located on the first floor is fitted with a four piece suite including WC, vanity sink unit, shower with enclosure and bath. The Principal Suite is fitted with a generous ensuite which is fitted with a four piece suite including double vanity sink units, WC, bath and overhead shower with enclosure. Three further bedrooms are fitted with ensuite bathrooms which are all fitted with three piece suite including WC, pedestal wash hand basins and overhead showers with enclosure.

Externally
The property has ample outdoor space with a wrap around gardens bound by trees with stunning views overlooking the Eildon Hills creating a tranquil setting for relaxing or entertaining. The garden is primarily laid to lawn, with a covered patio, mature shrubs and specimen trees. A balcony, accessed from main living area, merges indoor and outdoor living and is perfect for alfresco dining and hosting guests.

Fixtures & Fittings
All fitted carpets, floor coverings and integrated appliances are to be included within the sale. There is an additional building plot available by separate negotiation.

Services
Mains water, drainage, electricity and oil central heating are present.

Location
The property sits above 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 and 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 Earlston High School Catchment Area, one 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.

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

Viewings
Strictly by Appointment Only Via James Agent.

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.





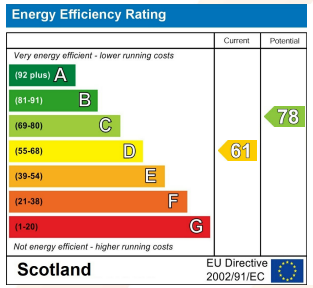
Floor Plans

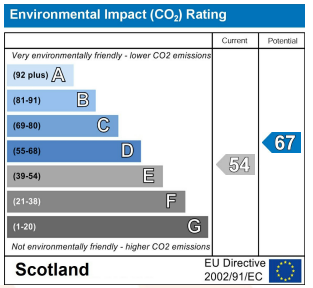


Location Map



Energy Performance Graph





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.