



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



5 Hoebridge Stables Cottages, Gattonside, TD6 9LZ

Guide price £275,000





# 5 Hoebridge Stables Cottages Gattonside , TD6 9LZ

- Detached Attractive Cottage
- Wood Burning Stove
- Private Off Street Parking
- Rarely Available Location
- Train Station Close By
- Stone Built
- 2 Bedrooms (One-Ensuite)
- Large Kitchen Dining
- Short Walk to Melrose Town Centre

5 Hoebridge Stables Cottages is an attractive stone built detached cottage, ideally situated in the much sought-after village of Gattonside just a short distance from Melrose Town Centre. The property offers bright, well proportioned accommodation over two levels, and benefits from private off street parking.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School.

## ACCOMODATION

- KITCHEN/DINING ROOM - UTILITY ROOM - LIVING ROOM - TWO BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



Guide price £275,000



### Internally

The property is entered via a welcoming hallway, providing access to the principal ground floor accommodation. To one side, the spacious living room offers a comfortable and inviting setting, ideal for relaxing or entertaining, with generous proportions allowing for a variety of furniture arrangements.

To the rear, the impressive kitchen and dining room forms the heart of the home. This bright and sociable space is well-suited to modern living, with ample room for both cooking and dining. The layout is ideal for entertaining, with direct access to the adjoining utility room, which provides additional worktop space, storage, and external access—helping to keep the main kitchen area both practical and clutter-free.

Stairs rise from the hallway to the first floor, where the accommodation continues with two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite, offering added privacy and convenience, while the second bedroom is served by a stylish family bathroom located off the landing.

### Kitchen

The dining kitchen is a spacious and thoughtfully designed area, fitted with an extensive range of attractive shaker-style wall and base units, offering a timeless and elegant finish while providing excellent storage throughout. These are complemented by durable laminated worktops, delivering ample preparation space, and incorporate a sink with a sleek stainless steel mixer tap. A full suite of integrated appliances enhances both the functionality and appeal of the space, including a dishwasher, microwave, electric oven, gas burner hob, and an overhead extractor hood. Stylish tiled splashbacks complete the kitchen, adding a practical and easy-to-maintain finish. The layout also allows for a comfortable dining area, making this a sociable and versatile hub of the home, ideal for both everyday living and entertaining.

The property is further enhanced by a separate utility room, providing valuable additional space to support day-to-day household tasks. This room features a large ceramic inset sink, generous worktop area, and undercounter space for a washing machine, ensuring practicality and convenience. There is also ample room for further appliances or storage solutions, making it an ideal area for laundry and general household organisation.



### Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a WC, a wash hand basin set within a vanity storage unit, and a bath with overhead mixer shower and splashbacks, creating a clean and practical space.

The en-suite is also well-presented, featuring a three-piece suite including a WC and a wash hand basin set within a vanity unit, along with a corner bath with shower over, offering a more spacious and relaxing feel.

### Externally

Access to the property is via a shared entrance. To the front there is two car parking spaces for the property. There is also a handy timber shed for storage.

### Fixtures & Fittings

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

### Services

All mains services are present including water, drainage, electricity and gas.

### Location

Set within the highly desirable village of Gattonside, on the southern banks of the River Tweed, the property enjoys a picturesque setting in the heart of the Scottish Borders. Known for its charming stone properties and strong sense of community, Gattonside offers a peaceful village lifestyle with beautiful surrounding countryside.

The property is ideally positioned within easy walking distance of the historic town of Melrose, accessed via the iconic Gattonside Bridge. Melrose is widely regarded as one of the most sought-after towns in the Borders, offering an excellent range of independent shops, cafés, restaurants, and local amenities.

The area is well served by highly regarded schooling, including St Mary's Preparatory School and Earlston High School, and benefits from good transport links, with access to Edinburgh making it an attractive option for commuters.

Surrounded by rolling countryside, riverside walks, and a wealth of outdoor pursuits, the location offers an exceptional balance of rural tranquillity and everyday convenience.

### Council Tax Band

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.

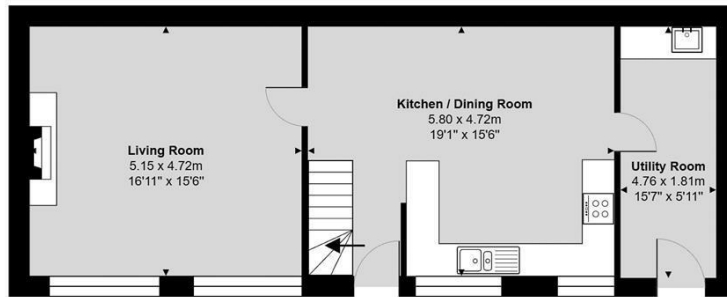
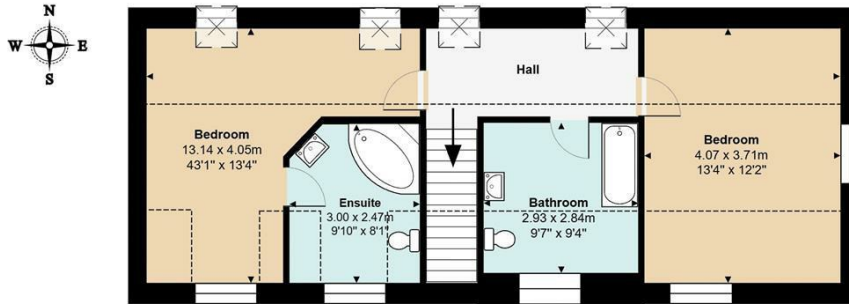




## Floor Plans

### 5 Hoebridge Stables Hoebridge East Road Gattonside TD6 9LZ

Approximate Gross Internal Floor Area: 114.2 m<sup>2</sup> ... 1230 ft<sup>2</sup> (excluding areas of reduced head height)



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.



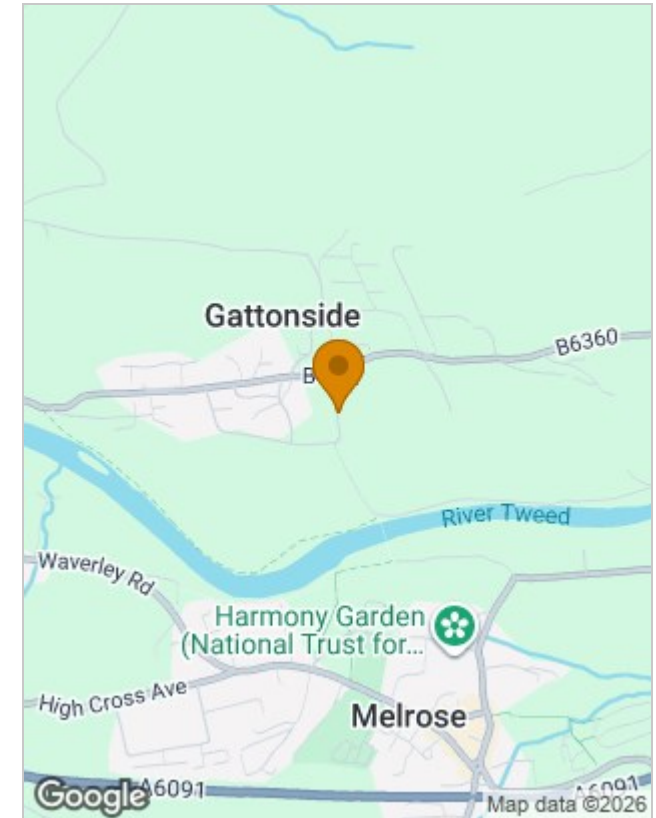
## Viewing

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

