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BRAESIDE COTTAGE, CLERKLANDS, MELROSE, TD6 9JR
TWO BEDROOM COTTAGE WITH GARDEN AND OUTBUILDINGS

EPC E
OFFERS AROUND £250,000

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Braeside Cottage forms a detached two bedroom cottage situated in a beautiful location with lovely surrounding views to the countryside. Set in a generous 1/3 acre plot of well tended gardens, the property has ample off street parking for several vehicles, a large stone built workshop and a spacious garage both with power and light (1.92 x 26m approx.) There is also recently installed oil fired heating and an attractive multifuel stove.

Entering from the front, a door leads into a hallway which provides access to the majority of the accommodation and there is a useful storage cupboard. Also located in the hallway is a utility area which has plumbing for a washing machine and presently houses a tumble drier. The lounge is a spacious bright room with double glazed windows to the front offering a flood of light and there are double doors out to the back garden from here directly onto the decking. The main focal point in the lounge is the cosy multifuel stove with timber surround and there is ample space for a dining table and chairs. Accessed off the lounge is the master bedroom which benefits from pleasant views to the front and has two large wardrobes offering excellent storage facilities. The second bedroom, also a well proportioned double room, is situated to the side of the property and is well presented and has a large storage cupboard.

Completing the accommodation are the kitchen and family bathroom. The kitchen, situated to the front, is a well appointed room with a range of timber floor and wall units and space for an upright fridge freezer. There is space for a dishwasher and a single bowl stainless steel sink beneath the window. There is also an integrated electric oven with matching hob and extractor located above. The bathroom comprises a three piece suite of bath with electric shower located above, wash hand basin and WC. There is white tiling to splashback areas around the bathing area.

Externally, the property is served by a sweeping gravel driveway offering parking to the side and rear for several vehicles. The rear garden has a pleasant area of decking and lawn with a green house and timber log store. There are various mature shrubs, bushes and raised beds. The timber garage benefits from power and light and extends to around 30m². Also situated to the rear of the property is a chicken run and stone built workshop which could be used for a variety of purposes which measures approx. 1.93 x 26m (split into four areas one housing the oil boiler)

ROOM SIZES:

Lounge: 4.84 x 3.22

Kitchen : 3.74 x 2.49

Bathroom: 2.78 x 1.43

Bedroom One: 4.84 x 4.09

Bedroom Two : 4.98 x 3.02

LOCATION: Set in the quaint hamlet of Clerklands, Braeside Cottage is within close proximity of the Borders towns of Melrose and Selkirk where day to day shopping facilities and schooling can be found. The popular village of Lilliesleaf (2.5 miles away) also has a pub, church, primary school and village hall. The Royal Burgh of Selkirk is a wonderful town steeped in a sense of history and tradition. It offers a multitude of varied attractions, including the Locharron Visitor Centre, Philiphaugh Salmon Viewing Centre, Selkirk Golf Course, Woll Golf Course, Selkirk Leisure Centre, Bowhill Estate and the Haining House and woodland walk. The town boasts a number of independent shops and bistros as well as excellent schooling, and is also the venue for the famous common riding. The area offers extensive opportunities for walking, golfing, mountain biking, cycling, horse riding and fishing. The surrounding Border towns are easily accessible and the Borders railway only a 15-minute drive away.

COUNCIL TAX BAND: B EPC E

FIXTURES AND FITTINGS: The sale shall include all carpets, lights and bathroom fittings.

SERVICES: Private water and septic tank drainage. Mains electricity, oil fired central heating. Double glazing and multifuel stove.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

