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THE COTTAGE, BROOMHILLS, CHESTERS, TD9 8TJ
DETACHED STONE BUILT TWO BEDROOM COTTAGE WITH GARDEN

EPC G
OFFERS OVER £200,000

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Nestled within the heart of the stunning Borders countryside, this traditional, detached stone built cottage really is a gem of a property and must be seen to fully appreciate. Most recently used as a popular holiday let, the cottage would make an ideal rural retreat whether as a main residence or holiday escape.

A timber front door provides access to the vestibule through to a small hallway. Located on the ground floor are the lounge, kitchen diner and shower room. The lounge is a well presented front room decorated in a neutral colour palette with carpet flooring and a log burner providing a lovely main focal point. From here there is access through to a rear hall with storage cupboard and also through to the shower room where there is a three piece white suite of wash hand basin, WC and shower enclosure with electric shower. The kitchen diner is a bright and sociable space with tiled flooring and a range of kitchen units in white. There is space for a table and chairs and an upright fridge freezer. There is also an integrated oven and hob and sink. A second stove is situated in here offering a traditional cottage feel.

Carpeted stairs from the lounge provide access up to the two double bedrooms situated on the upper level. These are both generously proportioned and have neutral coloured carpet flooring and Velux windows offering a good amount of light.

Externally, the property has ample off street parking for several vehicles and is set in a plot mainly laid to lawn extending to around 0.6 acres and offering stunning open views to all aspects of the surrounding area.

ROOM SIZES:

Lounge 4.73 x 3.77
Kitchen Diner 4.73 x 3.43
Bathroom 2.72 x 0.95
Bedroom 2.06 x 3.76
Bedroom 2.06 x 3.38

LOCATION: The beautiful hamlet of Chesters is set in stunning Borders countryside and ideally situated for access to the larger towns of Hawick and Jedburgh, both located only nine miles away. The close by village of Bonchester Bridge has a hotel/pub at its centre with a restaurant popular with locals and visitors alike. The area is ideally located for a multitude of outdoor activities including horse riding, walking, fishing, cycling and mountain biking, with the Kielder Water and Forest Park only 15 miles away which provides a vast range of outdoor pursuits.

DIRECTIONS: Taking the A698 from Hawick onto the A6088 to Bonchester Bridge, continue on to Chesters. Go straight head up Chester Brae and Broomhills lies about 3 / 4 of a mile up the hill on the left.

Rateable Value £2200 **EPC:**G **Council Tax** :B

HOLIDAY LET INFO: The cottage has previously been let out via Air B and B at £80 per night with an occupancy of around 80%. Licence not transferable and enquiries should be made to Scottish Borders Council.

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

SERVICES: Mains water and septic tank drainage. Mains electricity and electric heating. Wood burning stoves x2

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

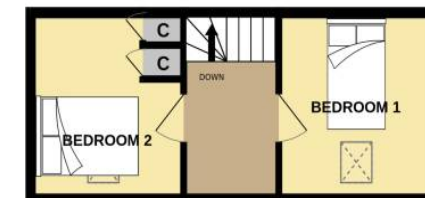
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INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

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.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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