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1 GATEHOUSECOTE COTTAGES, BONCHESTER BRIDGE, TD9 8JD
THREE BEDROOM END TERRACED COUNTRY COTTAGE

EPC D
OFFERS AROUND £210,000

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1 Gatehousecote Cottages forms an end terraced, semi rural three bedroom dwellinghouse situated in a delightful position with stunning views to the front over Ruberslaw and the surrounding countryside. The property has been freshly decorated throughout in neutral tones and has a newly fitted bathroom and all new flooring throughout.

Entering from the front there is a small vestibule leading through to the hallway where there is a carpeted staircase to the first floor. The bright and spacious lounge is located to the front with double glazed window taking advantage of the stunning open views. This has been freshly decorated in neutral tones and has timber effect vinyl flooring. The dining kitchen is accessed off the lounge and has a range of cream floor and wall units and ample timber effect worksurfaces and tiled splashbacks. There is an integrated electric cooker with hob, single bowl sink, space for a washing machine and fridge freezer. The floor mounted boiler is located in here and there is also space for a small table and chairs. Located off the kitchen is a small rear vestibule with a large storage cupboard and a door leads out to the rear. Also situated on the lower level is the newly fitted three piece bathroom with WC, wash hand basin and bath. There is a glazed shower screen over the bath and an electric shower. A carpeted staircase leads up to the first floor where there is a generous landing and a useful storage cupboard. Located up here are the three double bedrooms all freshly decorated and benefitting from new carpet flooring. The bedrooms all have useful built in storage cupboards.

Externally, the property benefits from a generous chipped front and side driveway with parking for several cars. Access around the side provides access to where the oil tank is located and the side and rear gardens are mostly laid to lawn. The back garden affords stunning surrounding views over the Borders countryside. To the rear of the property there is a timber shed/kennel and a large stone outhouse.

ROOM SIZES:

Lounge 4.16 x 4.41
Kitchen 4.25 x 3.02
Bathroom 1.84 x 2.18
Bedroom One 3.12 x 4.29
Bedroom Two 2.71 x 4.31
Bedroom Three 3.35 x 3.16

LOCATION: Gatehousecote Cottages are located just outside the village of Bonchester Bridge set in stunning Border countryside and ideally situated for access to Hawick and Jedburgh, both located only seven miles away. 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 17 miles away which provides a vast range of outdoor pursuits.

DIRECTIONS: Taking the A698 from Hawick onto the A6088 to Bonchester Bridge- turn left at the War memorial onto the B6357; continue on this road passing Weens House. Go over the bridge and take a sharp right hand turn at the cross roads. The cottages sit on the left hand side.

COUNCIL TAX BAND: A EPC D

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

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

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.

