



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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The Beeches Hamilton Place, Melrose, TD6 0AB

Offers over £390,000



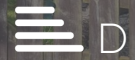
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Offers over £390,000

The Beeches, Hamilton Place St Boswells, TD6 0AB

- Detached 4 Bedroom House
- Driveway and Two Garages
- Dining Kitchen
- Gas Central Heating
- Excellent Local Schooling
- Rarely Available Location
- Close to Town Centre
- Double Glazing
- Private Garden
- Commutable to Edinburgh

We are delighted to bring to the market this 4 bedroom detached family home in a rarely available location at the heart of the highly sought-after village of St Boswells. The property offers bright and spacious accommodation over two floors, with an enclosed private garden, generous driveway and two garages, close to a wide range of local amenities.

- ENTRANCE PORCH - HALL - SITTING ROOM - KITCHEN - UTILITY/BEDROOM 4
- THREE DOUBLE BEDROOMS - UPSTAIRS SITTING ROOM - BATHROOM - WC -



Internally

The property offers well-proportioned, versatile accommodation over two floors. On the ground floor is a large dining kitchen, double bedroom and sitting room with adjoining conservatory, while the first floor has a second sitting room, two further double bedrooms, family bathroom and a utility room which could easily serve as a fourth bedroom.

Kitchen

The kitchen has ample space for a table and is fitted with a range of wall and base units overlaid with wood-effect worktops incorporating a stainless steel sink. There are spaces for a freestanding cooker, dishwasher, washing machine and large fridge/freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, vanity wash hand basin and bath with electric shower over.





Externally

There is an enclosed private garden to the front of the property, with lawn and mature trees and hedging, as well as a generous monoblock driveway. To the rear of the property is a courtyard garden.

Location

St Boswells is located some 4 miles south of Melrose surrounded by beautiful Borders countryside. St Boswells itself has a range of local shops and restaurants including the well regarded Mainstreet Trading Company book shop, cafe and delicatessen and the very popular Buccleuch Arms Hotel. More comprehensive amenities and facilities are available close by in Melrose. The nearest train station is located some 7 miles west of St Boswells in Tweedbank. Located just off the A68 trunk Road, St Boswells also provides an ideal location for travelling North and South and also has transport links to all major Border towns. Local Schooling includes both the well regarded St Boswells Primary School and Earlston High School. St Mary's Preparatory School is also close-by in Melrose.

Services

All mains services, Gas Central Heating.

Council Tax

Council Tax Band F

Fixtures & Fittings

All fitted floor coverings are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

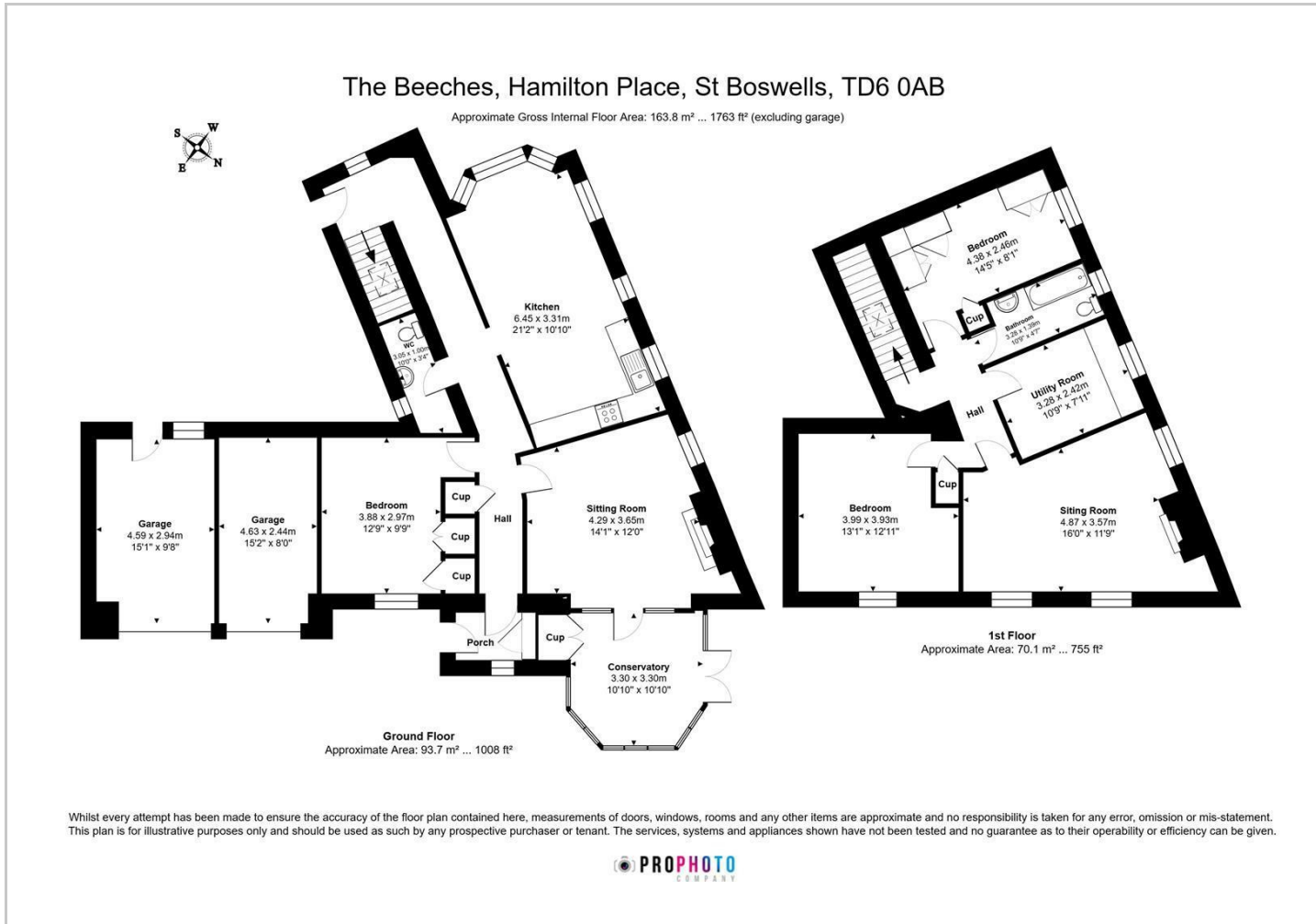
Offers

All offers should be submitted in writing in Standard Scottish 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 anytime.





Floor Plans



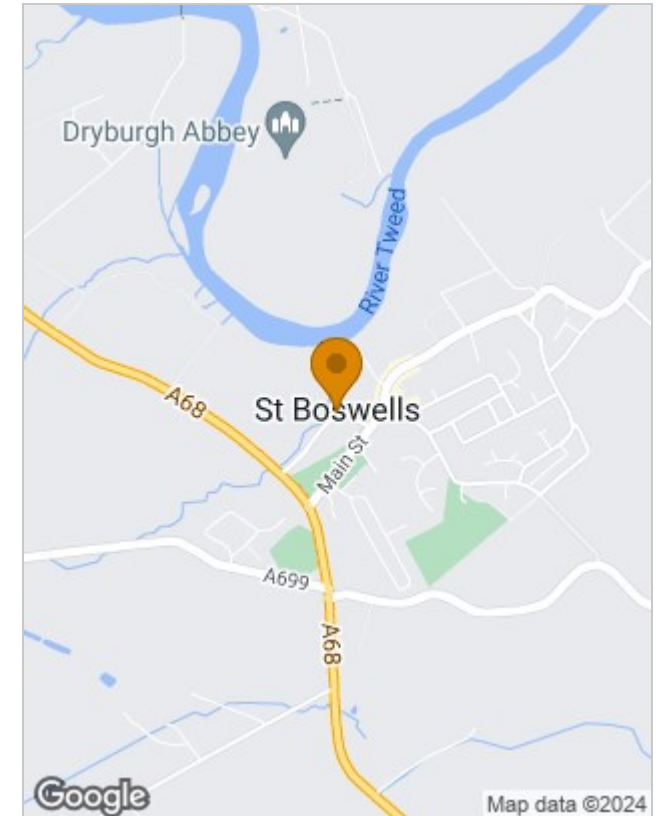
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

