



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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7 Grantsfield, Maxton, Melrose, TD6 0RR

Guide price £345,000



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7 Grantsfield Maxton, Melrose, TD6 ORR

- Detached Bungalow
- Sitting/Dining Room with Multi-Fuel Stove
- Generous Garden
- Quiet Village Location
- Excellent Local Schooling
- 3 Double Bedrooms
- Modern Kitchen/Breakfast Room
- Garage and Driveway
- Easy Commuting via A68
- Double Glazing

We are delighted to bring to the market this wonderful detached bungalow, set in a quiet position within the peaceful village of Maxton. The property offers immaculately presented, free-flowing accommodation, well suited for either a family or a downsizer, with well-maintained gardens, driveway and two garages.

The popular town of St Boswells lies a short drive away, and has a good range of local facilities including Coop Supermarket, local Primary School, independent shops and restaurants.

- ENTRANCE PORCH - HALL - SITTING/DINING ROOM - CONSERVATORY - KITCHEN - THREE DOUBLE BEDROOMS - BATHROOM - WET ROOM - WC -



Internally

The property is immaculately presented throughout and benefits from a bright and spacious sitting/dining room and adjoining conservatory looking out over the garden, a generous modern kitchen and three double bedrooms served by both a bathroom and wet room.

Kitchen

The kitchen has space for a table and is fitted with a range of high gloss wall and base units as well as an attractive island with wood-effect worktops. Integrated appliances include an induction hob, double electric oven and fridge/freezer.

Bathroom

The bathroom is fitted with a white 3-piece suite including wc, vanity sink unit and panel bath with modern white tiling. The wet room is fitted with a mixer shower, and there is a handy wc off the hall.





Externally

Amulree boasts a wonderful garden, primarily laid to lawn with well stocked, mature beds and established shrubs. There is a decking area to the rear of the property, and to the side is a large patio and pergola creating the perfect space for entertaining or al fresco dining.

To the side of the property are two garages, one of which is currently formed into a study and store.

Location

The property is located in the quiet village of Maxton, a short distance from St Boswells and surrounded by stunning 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, there are easy transport links both North and South as well as 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.

Council Tax

Council Tax Band E.

Services

Mains water, electricity and drainage, oil-fired central heating.

Home Report

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

Fixtures & Fittings

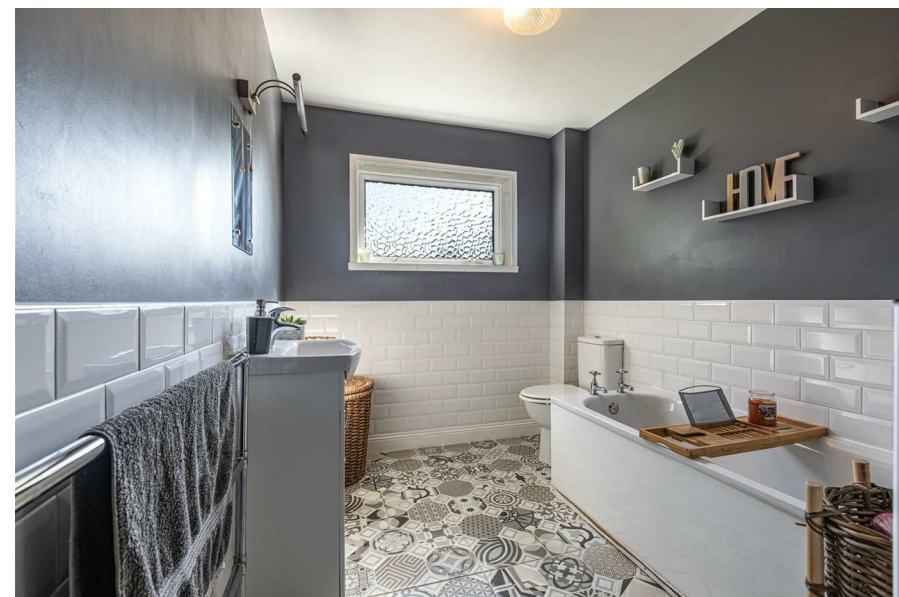
All fitted carpets, floor coverings, blinds and integrated appliances are to be included within the sale.

Viewings

Viewings are strictly by appointment via James Agent.

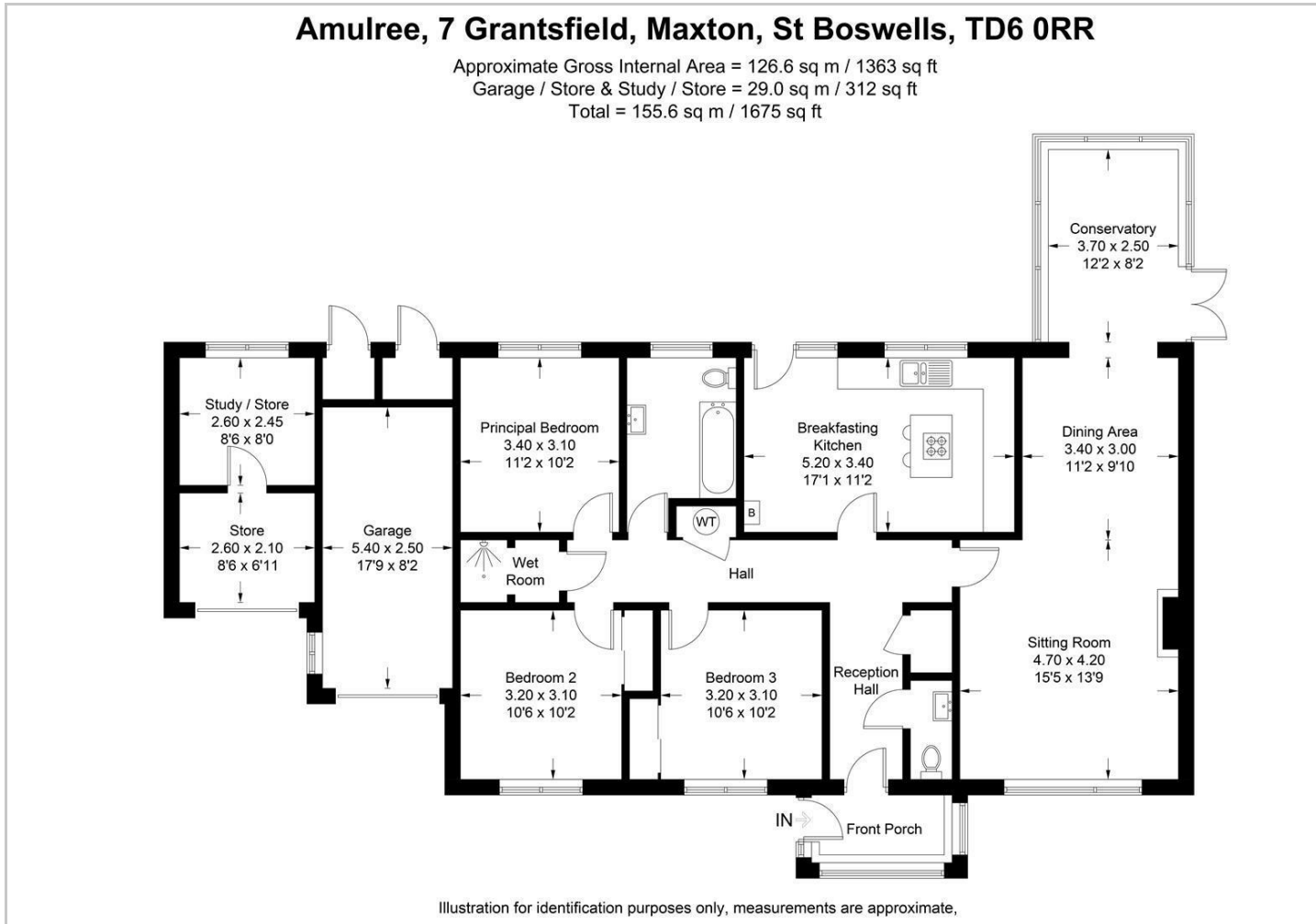
Offers

All offers should be submitted in writing in standard Scottish Format. All interested parties are also 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 an offer at any time.





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

