



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



7 Montgomerie Terrace, Gattonside, Melrose, TD6 9NT

Guide price £420,000



4



1



1



C



7 Montgomerie Terrace Gattonside, Melrose, TD6 9NT

- 4 Bedroom Bungalow
- Rarely Available
- South-Facing Landscaped Garden
- Excellent Local Schooling
- Short Drive to Train Station
- Outstanding Views
- Highly Desirable Location
- Close to Amenities
- Driveway Parking
- Double Glazing

We are delighted to offer this outstanding detached bungalow nestled in a quiet position within the sought-after village of Gattonside, close to Melrose. The property is presented in immaculate order throughout, with easily maintained, landscaped gardens and stunning southerly views across to Melrose and the Eildon Hills.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - SITTING ROOM - DINING KITCHEN - FOUR DOUBLE BEDROOMS - FAMILY BATHROOM - WC -



Internally

The property is immaculately presented throughout with modern kitchen and bathroom fittings. Both the dining kitchen and sitting room with doors to the decking are perfect for entertaining or nights with family, with the Eildon Hills offering a stunning backdrop for any occasion. There are four double bedrooms, three of which benefit from fitted wardrobes, a family bathroom and additional wc.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with wood-effect worktops incorporating a 1.5 bowl sink. Integrated appliances include an electric oven, hob and extractor hood, dishwasher and fridge/freezer. The large island offers additional preparation space as well as a dining area.

Bathrooms

The bathroom has a three piece suite comprising wc, pedestal basin and bath with electric shower over.





Externally

The garden has been thoughtfully laid out to take advantage of the stunning views without compromising on privacy. There are two decking areas, patio and lawn, with mature hedging and established planting. To the front of the property is ample driveway parking.

Location

The property is located on a quiet cul-de-sac in the popular village of Gattonside. The village boasts two restaurants and a village hall, and is just a short walk over the Chain Bridge to Melrose.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Fixtures & Fittings

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

Services

All mains services are present. Double Glazing and Gas Central Heating.

Council Tax

Council Tax Band F

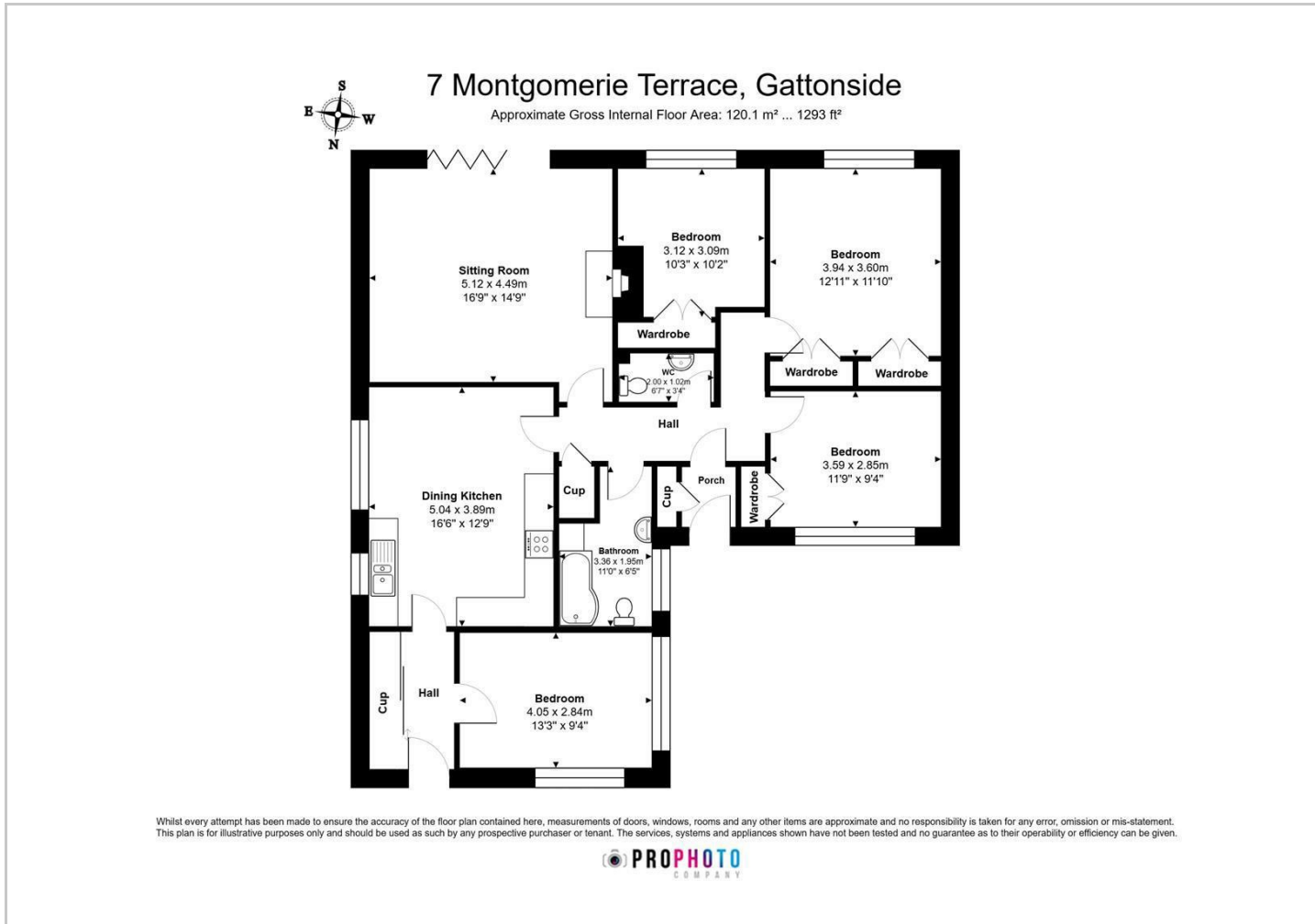
Viewings

Strictly by appointment via James Agent.





Floor Plans



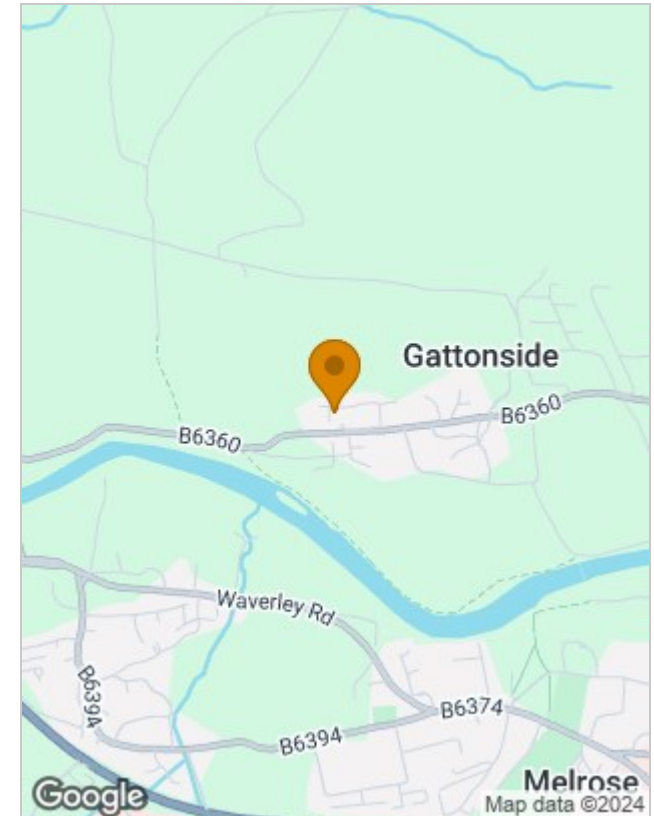
Viewing

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

