



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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19 Brunton Park, Melrose, TD6 0SZ

Guide price £270,000



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# 19 Brunton Park Bowden, Melrose, TD6 0SZ

- Detached Bungalow
- Kitchen/Dining Room
- Easily Maintained Garden
- Excellent Local Schooling
- 3 Bedrooms
- Highly Sought-After Location
- Garage and Driveway Parking
- Oil-Fired Central Heating and Double Glazing

We are delighted to offer this detached 3-bedroom bungalow, set in a quiet position within the popular village of Bowden, nestled at the foot of the Eildon Hills a short distance from Melrose and St Boswells. The property offers bright, well-proportioned accommodation on one level with private garden grounds, a detached garage and driveway parking. Tweedbank Railway Station is a short drive away and offers a journey time to Edinburgh of less than an hour.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE/DINING ROOM - KITCHEN - 2 DOUBLE BEDROOMS - BATHROOM -



### Internally

The property is well presented throughout and offers bright, spacious accommodation on one level. The kitchen/dining room and adjoining sitting room creates a free-flowing living space. There are 2 double bedrooms and a single bedroom, all with fitted wardrobes, and a modern family bathroom.

### Kitchen

The kitchen has ample space for a table and is fitted with a range of modern wall and base units overlaid with laminate worktops incorporating a stainless steel sink with mixer tap. There are spaces for a freestanding cooker, dishwasher, washing machine, tumble dryer and tall fridge freezer.

### Bathroom

The bathroom is fitted with a 4-piece suite including WC, vanity sink, panelled bath and separate shower cubicle with electric shower.

### Externally

The private garden is easily maintained, with lawn and patio areas, and is fully enclosed with timber fencing. There is a timber summerhouse, a detached garage and driveway parking for several cars.







### Location

This property is situated in the much sought-after conservation village of Bowden. Bowden is just one and a half miles from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in Newtown St. Boswells including a health centre, a hotel, and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts of Newtown St. Boswells and is a very popular attraction.

The popular Borders town of Melrose, over the Eildon Hills, is only four miles away. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels.

The thriving old mill town of Galashiels, a further four miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. Alternatively, the village of St. Boswells lies three miles to the east, also providing a generous selection of shops, and eateries.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, shooting, horse riding, golf, mountain biking, and a selection of walks including both St. Cuthbert's and the Southern Upland Way.

Local schools include Newtown St. Boswells Primary, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital also lies on the outskirts of Melrose.

Both the A68 and A7 are within easy reach, while Tweedbank Train Station offers a journey time to Edinburgh of around an hour.

### Council Tax

Band E.

### Fixtures & Fittings

Mains electricity and drainage, oil-fired central heating.

### Services

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

### Viewings

Viewings strictly by appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk).

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.









