



3 William Brown Road, Melrose, TD6 0DN

Guide price £330,000





3 William Brown Road St Boswells, TD6 ODN

- Detached family House
- 2 Public Rooms
- Sought-After Location
- Walking Distance to Town Centre
- Commutable To Edinburgh
- 4 Bedrooms (Principal En-suite)
- Generous Corner Plot
- Close to Local Primary School
- Large Driveway & Garage
- Ideal Family Home

We are delighted to bring to market this well presented detached four-bedroom family home located within a highly sought-after residential area, with a wide range of amenities at hand in St Boswells town centre. The property boasts spacious family accommodation with four generous bedrooms on a spacious corner plot. The property presents a fantastic opportunity for a growing family looking for a modern property within a peaceful yet highly accessible location.

ACCOMODATION

- ENTRANCE HALL - CLOAKROOM - KITCHEN - UTILITY ROOM - DINING ROOM - LOUNGE - FAMILY BATHROOM - FOUR BEDROOMS (PRINCIPAL EN-SUITE) - INTEGRATED GARAGE -



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Internally

The property is entered via a multi-locking door into a welcoming entrance hall with a handy downstairs cloakroom and useful under-stairs storage. To the left is a bright and spacious lounge, perfect for everyday living and relaxation. Accessed via a set of double doors lies dining room with views over the rear garden. This is an ideal space for family meals and entertaining. The kitchen is set to the rear of the property with plentiful storage and working space. A door leads through to a separate utility room for laundry and extra storage. A door leads directly to the garage which benefits from mains power and lighting.

A staircase from the hallway leads to a spacious landing with storage. there are four well-proportioned bedrooms, all with built-in wardrobes. The principal bedroom further benefits from an en-suite shower room, while the remaining bedrooms are flexible for family, guests and home working. A family bathroom completes the first floor.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops incorporating a 1.5 bowl stainless-steel sink with mixer tap. Integrated appliances include electric oven, gas burner hob with stainless-steel extractor hood and dishwasher. The utility room is fitted with a worktop incorporating a stainless-steel sink. There are under-counter spaces for a washing machine and dryer.

Bathroom Facilities

The family bathroom is fitted with a three-piece suite including a WC, vanity wash hand basin and bath with overhead shower with laminated splashbacks.

The principal bedroom en-suite is fitted with a three-piece suite including WC, vanity wash basin and shower enclosure with mixer shower and tiled splashbacks.

On the ground floor, there is also a handy WC.



Externally

The property benefits from generous gardens to the front and rear. To the front, there is a generous lawned garden with large mono-block driveway for ample parking for several vehicles. To the rear there are a large garden split into two sections via a tall evergreen hedge. The gardens are easily maintained with areas of paving and gravel with a greenhouse and large timber shed for storage.

Services

Mains water, gas, electric and drainage. Gas Central Heating and Double Glazing.

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.

Fixtures & Fittings

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

Council Tax

Council Tax Band F.

Home Report

A copy of the Home Report is available to download from our website.

Viewings

Strictly by Appointment via James Agent.

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.





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.

Location Map



Energy Performance Graph

