

LEGAL  
HASTIN & S



Bramble House

Birgham,

Fixed Price £340,000





A well-proportioned detached home which is nestled within a highly private plot, offering a fantastic opportunity for those seeking a modern family home located in a popular village in the Scottish Borders.



## BRAMBLE HOUSE

Nestled off the main road within a private plot, Bramble House is a charming four-bedroom detached home in the heart of this popular village. Featuring a stone frontage made from locally sourced Northumbrian quarry stone, this delightful family residence offers spacious accommodation spread over two floors. The versatile layout includes one of the four bedrooms currently serving as a home office and reading nook. Bramble House is ideal for a family or anyone seeking a countryside escape in a vibrant village. Presented in good condition throughout, the property provides an excellent opportunity for someone to personalise to their own tastes and specifications.

## LOCATION

Birham is a thriving village with its popular village pub and restaurant. Educational and sporting facilities and quality shops are nearby at Kelso or Coldstream where the Hirsle Estate is a particular attraction. Birham has good links with Edinburgh and Newcastle an hour by car and the main east coast rail connection at Berwick-upon-Tweed some eighteen miles distant. Birham also benefits from a regular bus service between the neighbouring towns with connections to both Edinburgh and Newcastle.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///gateway.irritable.approve](https://www.what3words.com/gateway.irritable.approve)

## HIGHLIGHTS

- Village setting
- Countryside aspect
- Detached family accommodation located in private plot
- Spacious and versatile accommodation
- Enclosed garden and off road parking
- Close to Kelso, rail links at Berwick-Upon-Tweed

## ACCOMMODATION SUMMARY

Entrance Hallway, Living Room/Dining Room, Kitchen, Utility Room, Integral Garage, Four Bedrooms (one En-Suite), Family Bathroom. Gardens, Off Road Parking.

## ACCOMMODATION

The bright entrance hallway welcomes you with convenient storage and access to a WC. The large open-plan living and dining room spans the full depth of the property, perfect for social entertaining and flooded with light, enjoying outlooks over the private gardens from windows at both the front and rear. The dining area features recently installed practical LVT flooring. The kitchen, accessible from both the hallway and the dining area, offers a fantastic range of quality solid Elm units with ample worktop space and tiled splash backs. It also provides access to an integral garage and utility room, adding convenient storage and practicality for a busy home.

Upstairs, there are four double bedrooms; all bright and airy rooms with pleasant outlooks and excellent built in storage within three of them. The fourth bedrooms is currently utilised as a reading nook/home office, providing flexibility for hybrid workers. The master room benefits from a freshly presented en-suite shower room whilst the well-appointed family bathroom serves the other bedrooms

## EXTERNAL

The attractive and well-maintained garden lies at the front, featuring a decorative lawn, garden pond and colourful planted borders. Sheltered by mixed hedges and fenced boundaries, the garden offers both privacy and aesthetic appeal. A path leads from the pergola entrance to the vegetable plot and greenhouse.

On either side of the house, gated paths provide additional space and access to useful external storage. The easily maintained rear courtyard is paved with stone slabs and includes a gravel drying area. At the back, a patio offers ample room for seating or an ideal BBQ area, with views overlooking an orchard that adds to the property's privacy. A good quality, timber summer house has been thoughtfully positioned to catch the best of the sunlight.

The lengthy multi car driveway provides ample parking and turning space to the front of the property.

## SERVICES

Mains services, Electric Heating, Double glazing.

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Fixed Price £340,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



