



# Upper Broomlands

Stirches Road, TD9 7HF





Forming the upper half of this stunning Victorian home, Upper Broomlands is a spacious villa with wonderful proportions offering a flexible layout, fine outlooks over the popular Stitches and town beyond, and an extensive private landscaped garden to both the front and rear with own driveway and entrance.





## UPPER BROOMLANDS

With a charming garden frontage enclosed with hedging and sheltering trees, and an extensive private driveway with access to the garage, external steps then lead on to the main door for the villa. Brimming with retained period elements, the first floor opens to a choice of public rooms; all well-proportioned and offering a buyer excellent flexibility of use and with scope to adapt to suit own needs. The vestibule and reception hall leads to five public rooms, including a dining room and connecting fitted kitchen, and a large lounge with feature wood burning stove. Useful storage and a bright shower room also sit on this level. Upstairs, four generous double bedrooms enjoy wonderful outlooks from an elevated position, serviced by a contemporary bathroom. The external is a fantastic complement to the accommodation, with a private section to the front, including a well-kept lawn bordered with hedging and a charming summerhouse, with a landscaped rear plot hosting private patio, greenhouse, further summer cabin and raised beds.

## LOCATION

The property is ideally placed towards the edge of the town with all amenities and a good selection of shopping and local facilities. There is also easy access to Edinburgh via the A7 and the South to Carlisle via the A7 with good bus and road connections to all borders towns and surrounded by beautiful countryside with the hills. Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle Ideal for walking and quiet roads for cycling. For golf enthusiasts there is also a well-regarded golf course.

## ACCOMMODATION SUMMARY

FLOOR: Entrance Vestibule, Reception Hallway, Lounge, Kitchen, Dining Room, Sitting Room, Walk-in Cupboards, Study / Bedroom, Inner Hallway, Bedroom, Shower Room. FLOOR: Landing, Four Bedrooms, Box Room, Bathroom & Separate Shower Cubicle.

## HIGHLIGHTS

- Extensive Accommodation with Four Public Room, Four Bedrooms and Home Office
- Period Elements and Generous Room Proportions
- Peaceful Location with Great Access to Amenities.
- Beautifully Landscaped Gardens Front and Rear
- Large Private Drive with Garage

## ADDITIONAL INFORMATION

All fitted flooring and wall coverings, curtain poles and light fittings and the integrated appliances are included in the sale price. Internal floor area approx. 221m<sup>2</sup> or thereby.

## MEASUREMENTS

See Floorplan

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## 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 £345,000 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.



