

LEGAL
HASTIN & S



8 Bowmont Court

Sunlaws, TD5 8JY





8 Bowmont Court is an impressive home with generous proportions, a high-end finish and a flexible layout, which includes three public rooms, a home office, five bedrooms including four ensuite facilities, and a wonderfully private rear garden - ideal for those golf enthusiasts, backing onto the Roxburgh Schloss course. This modern built property provides effortless contemporary living, with all the benefits of a countryside setting and the lifestyle it offers.



A luxurious and beautifully styled property which retains a welcoming and comfortable feel, 8 Bowmont Court is a fantastic family home set within the popular Border village of Sunlaws - just a short drive to Kelso and further towns, and literally immersed in glorious Border rolling landscape.

The family home is set in a premium position within Sunlaws village; with the generous drive, two double garages and garden frontage providing excellent screening, the house itself is gently set against a beautiful countryside backdrop and offers exceptionally well finished and stylish accommodation over two floors. 8 Bowmont Court is the ideal choice for those in need of a sizable home to host family, guests, work and hobby space, with an adaptable and welcoming flow between the public spaces allowing for flexible use. The bright garden aspect enjoyed from each public space is a particular highlight; with a formal lounge, sitting room, dining room and the open plan family kitchen all enjoying that fantastic outlook over the garden and golf course beyond. With four ensuite double bedrooms and an additional guest bedroom and family bathroom, this is a future proof home that easily caters for the requirement of modern life.

Externally, the plot itself is undoubtedly one of the most superior within Bowmont Court - the subtle lowered position gives privacy to the front, as well as a fantastic generous and level rear garden, with woodland edge, golf course, and open countryside - a huge selling point and making the modern accommodation an enviable home for those in search of a touch of traditional countryside.

LOCATION

Being set just four miles from the vibrant town of Kelso, Sunlaws Village was completed in 2007 and is a tucked away location with some impressive neighbours; with the exclusive Schloss Roxburgh Golf Hotel & 18-hole course just a short walk, including Spa facilities in plan, the property also overlooks majestic landmarks including the Roxburgh Viaduct spanning the River Teviot, and the glorious Eildon Hills beyond. Heiton itself is a charming village, lying approximately 2 miles from the town of Kelso with the exclusive. Sunlaws development opening from the edge of the village, and just a short drive to town.

The area is exceptionally well connected via the A698, with easy links to Edinburgh and Newcastle, as well as nearby towns Kelso and Jedburgh. Heiton is under 30 minutes from the Borders rail link to Edinburgh. Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there are several major superstores to the edge of town, a recently completed High School, medical and banking facilities, making it an excellent choice for the modern buyer.

ACCOMMODATION SUMMARY

Reception Hall Sitting Room, Lounge, Cloakroom W/C, Study, Open Plan Dining Room & Kitchen, Utility Room. In-Built Storage Cupboards. Master Bedroom with Ensuite Bathroom and Walk-in Dressing Room, Second Principal Bedroom with Ensuite and Built-in Wardrobes, Two Further Ensuite Double Bedrooms, Family Bathroom, Further Double Bedroom. Two Detached Double Garages.

FEATURES

- Premium Location and Position
- Lifestyle Balance – Semi Rural with Swift Transport Links
- Exceptional Privacy
- Luxuriously Proportioned Accommodation
- Immaculately Presented
- Two Detached Double Garages & Large Drive
- Five Bedrooms + Home Office
- Excellent Public Space
- Superior Plot Size & Garden
- Country Outlooks

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazing.

COUNCIL TAX

Band H

ENERGY EFFICIENCY

Band C

ADDITIONAL INFORMATION

All integrated appliances, carpeting, floor coverings and fittings as viewed are included in the sale price. Floored attic space.

MEASUREMENTS

See Floorplan

VIEWING

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 or requested by email 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.

MARKETING POLICY

Offers over £695,000 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. 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.



