

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Brunton Park, Bowden, TD6 0SZ

Guide Price £280,000



1 Brunton Park is an extremely attractive detached family home, occupying a corner plot in this sought after area of the village of Bowden, itself just a short drive from the nearby Abbey town of Melrose. The property boasts a well planned and flexible layout, having been improved by the present owners, and is presented in excellent order throughout with the living accommodation and contemporary kitchen being of particular note. Providing an easily managed home which is ready to move into, the property further benefits from well appointed gardens all planned for relative ease of maintenance, whilst a garage and driveway provide ample private parking.



1 Brunton Park, Bowden, TD6 0SZ

Guide Price £280,000

Ground Floor
Entrance Vestibule
Hall
Lounge
Contemporary Kitchen
Dining Room
Utility/WC
Downstairs Bedroom

First Floor
Three Bedrooms
Bathroom

Oil fired central heating
Double Glazing

Well appointed & easily maintained gardens
Garage
Drive



Location

The picturesque village of Bowden is situated approximately 3 miles from the town of Melrose. Bowden is served by a small range of local facilities including a village hall. Primary schooling is provided either at nearby Melrose or Newtown St Boswells, with secondary education at Earlston High School, one of the top performing schools in Scotland. Bowden is well placed for travel to many of the principal towns and villages within the region, as well as several of the major employers. The Scottish Borders Council HQ in Newtown St Boswells is just a few minutes by car, as is the Borders General Hospital. Edinburgh city centre is accessible via the A68 trunk road or the Waverley rail link with the station at Tweedbank only a 5 minute drive away.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Double Glazing. Oil Fired Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

F

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



1 Brunton Park, Bowden

Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft

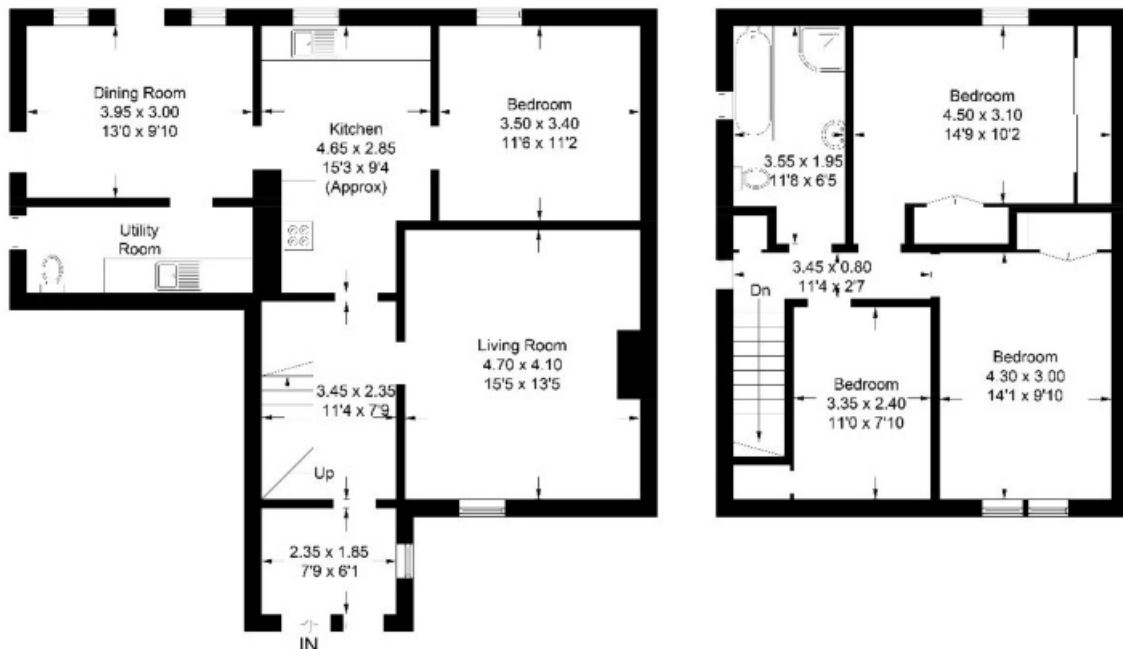


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102139)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.