

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Brewster Place, Gattonside

TD6 9NE

Guide Price £225,000



Located in the charming village of Gattonside near Melrose, this beautifully presented semi-detached bungalow has been substantially upgraded by the current owners and offers stylish, comfortable living in an extremely sought-after area. The well-proportioned interior includes a welcoming hall, bright lounge, modern breakfasting kitchen, two generous double bedrooms and a contemporary bathroom. Outside, the property boasts a generous wraparound garden to the front, side, and rear, private parking and scope to extend—subject to the necessary planning consents—making it an ideal home for a range of buyers seeking space, quality and potential for future development. Early viewing essential.



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Hall
Lounge
Breakfasting Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Refurbished Single Glazing

Garden to Front, Side & Rear
Private Parking



Location

Gattonside is a highly sought after village, approximately half a mile on foot from the Abbey town of Melrose, separated by the River Tweed, with pedestrian access via the Chain Bridge. The Waverley rail link between Edinburgh and Tweedbank can be reached in a few minutes from Gattonside. Melrose boasts a variety of specialist shops, a small supermarket, hotels, cafés, bars and restaurants. Excellent amenities in nearby Galashiels include a cinema, large supermarkets and well known high street retailers. Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, The Greenyards - home of Melrose RFC and Rugby Sevens and Abbotsford House, the former home of Sir Walter Scott. There are a variety of outdoor pursuits in the area include fishing on the River Tweed, shooting, horse riding, golf and a selection of walks including the Southern Upland way.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

D

Council Tax Band

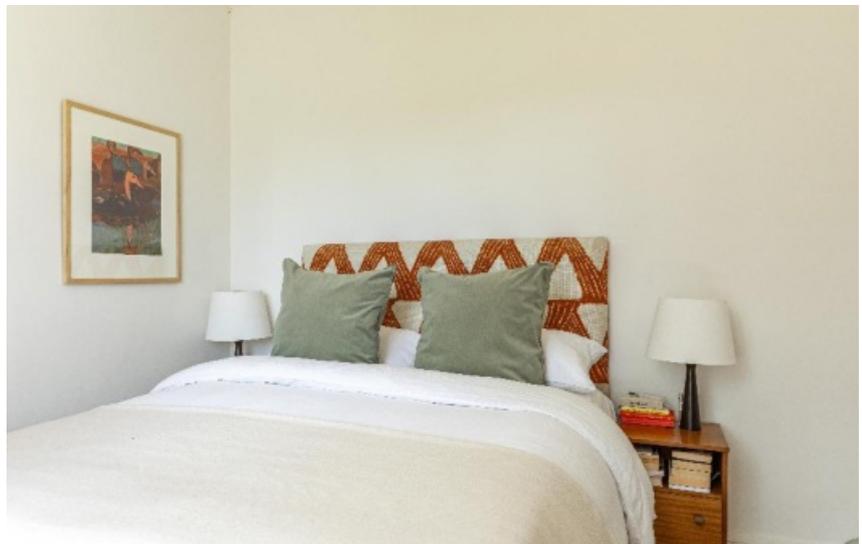
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Viewing

Strictly by appointment with the Selling Agent.

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

Also At:
Galashiels, Tel 01896 758 311
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

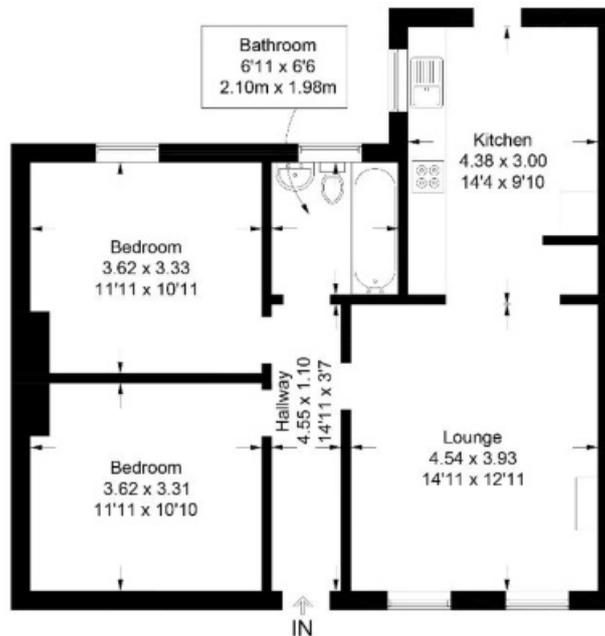


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1200132)

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.