



Rowan House

Old Kirk Brae, Broughton, Scottish Borders, ML12 6HQ



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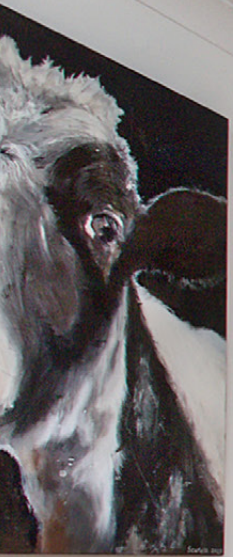
Property Summary

Boasting a truly enviable location in the heart of the picturesque countryside with open views from most windows, this modern detached house enjoys wonderfully spacious and flexible accommodation that is sure to appeal to families, with four/five bedrooms, two/three reception areas, a dining kitchen, and two bathrooms (plus a separate WC). The home is complemented by beautifully maintained, generous gardens and excellent private parking comprising a detached double garage and a large driveway.

You are welcomed into the home by a practical entrance vestibule housing a useful WC and offering space for coat and shoe storage. A door from here leads through to the formal dining room, the first of several reception areas in the house, where ample space is provided for at least a six-seater table and additional furniture. The dining room is conveniently connected to the kitchen, which comes very well-appointed with a wide range of attractive wall and base cabinetry, solid wood worktops, and wood panelled splashbacks. Neatly integrated appliances comprise a Neff double oven, an electric hob, and an extractor fan, whilst provision is made for freestanding goods. There is also space in the kitchen for a small informal dining area, idea for casual weeknight meals, morning coffee, and socialising while cooking, whilst an adjoining utility room (with external access) houses additional cabinetry and storage and offers space for laundry appliances. The living room peacefully overlooks the rear garden and is filled with sunny natural light throughout the day owing to a southwest-facing bay window. Plenty of space is provided for a choice of furniture layouts, all arranged around a warming multi-fuel stove. A final flexible room completes the ground-floor accommodation, which is currently being utilised as a family room with potential to be a children's playroom, a home office, or a fifth bedroom, if desired.

Features

- Modern detached house on the edge of the village of Broughton
- Beautifully presented interiors and tasteful décor
- Entrance vestibule with useful WC
- Southwest-facing, bay-fronted living room with multi-fuel stove
- Well-appointed dining kitchen with utility room
- Formal dining room
- Versatile family room/fifth bedroom
- Four further bedrooms with built-in storage
- One en-suite shower room
- Stylish family bathroom
- Generous, beautifully maintained wraparound gardens
- Detached double garage and large driveway
- Oil-fired central heating and double glazing
- EPC Rating - D





*Modern detached house on the edge of
the village of Broughton with
beautifully presented interiors and
tasteful décor*







The remaining bedrooms are on the first floor, approached via a charming spiral staircase housed in a turret, which also creates an eye-catching external feature, and a landing with built-in storage. All four bedrooms are accompanied by built-in wardrobes or storage, are tastefully decorated and carpeted for comfort, and boast wonderful far-reaching views of the countryside. The principal bedroom further benefits from an en-suite shower room. Finally, a family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a folding glazed screen, a wall-mounted basin, and a WC. Oil-fired central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is perfectly complemented by generous wraparound, beautifully maintained gardens. Enjoying a tranquil position owing to the adjacent countryside, the gardens present a haven in which to relax during the warmer months, with an expansive, well-maintained lawn, a wealth of established, colourful shrubbery and trees, and low-maintenance gravelled/paved areas for outdoor seating. Excellent private parking is provided by a detached double garage and a large private driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

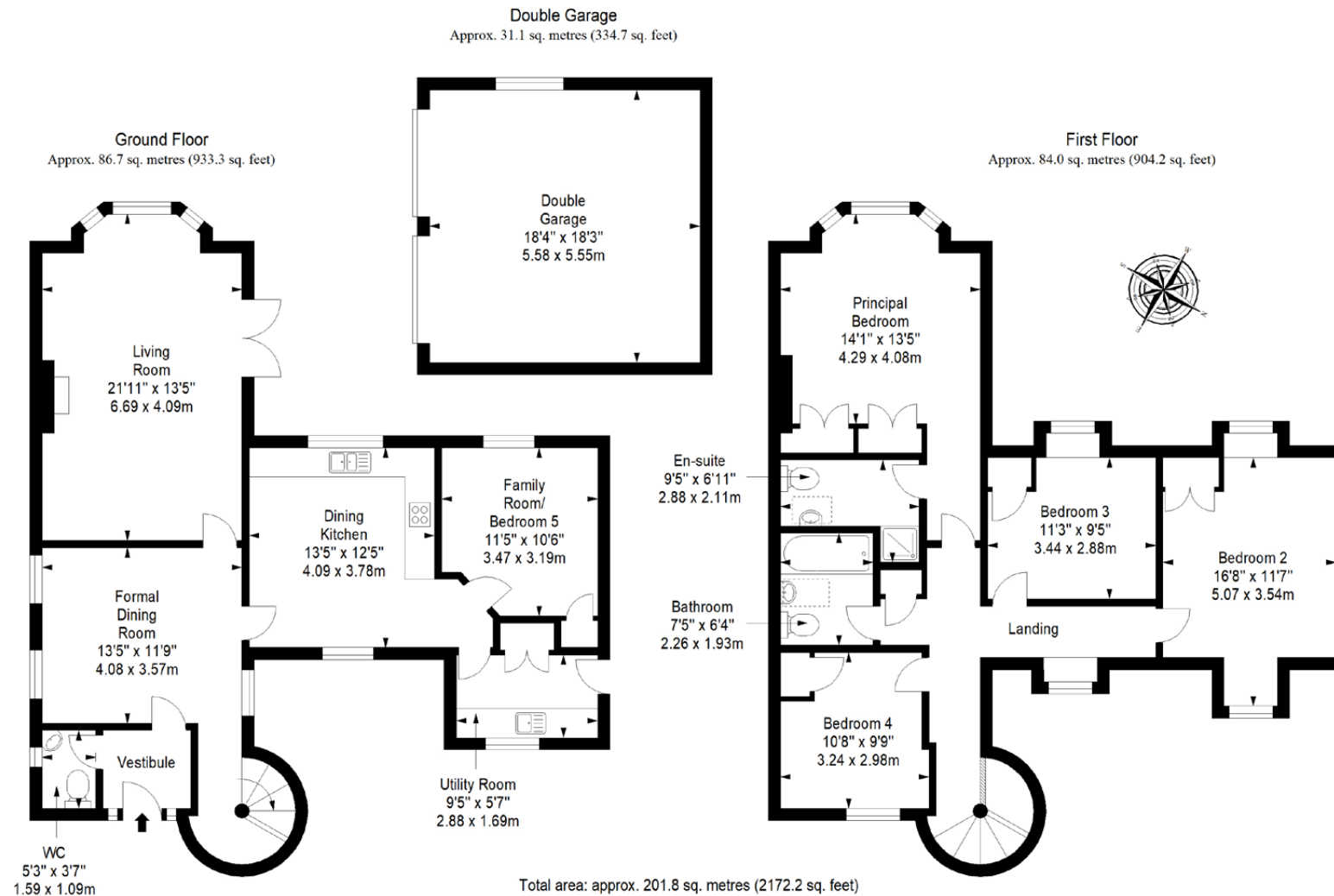
Broughton

Positioned by the A701 between Peebles and Biggar, the tranquil village of Broughton offers a picturesque rural retreat within commuting distance of Edinburgh, which is less than thirty miles away and, approximately, an hours' car drive. The village is nestled within scenic surroundings and is defined by its traditional white cottages and stone-built bungalows. It has a lovely community spirit and a welcoming village hall, as well as select amenities, including the Laurel Bank Tea Room and Bistro Bar, a handy convenience store, a garage, and a primary school. For more extensive facilities and shopping, nearby Biggar and Peebles enjoy thriving amenities, from various independent shops, to supermarkets, newsagents, cafes, pubs, and restaurants. Straiton Retail Park is also a forty minutes' journey away, offering a wealth of fashionable stores. The beautiful surroundings of Broughton village, with rolling hills and extensive farmland, provide a wealth of countryside walks right on the doorstep. It is also well-placed for exploring the best of the Scottish Borders and for hiking in the Pentland Hills Regional Park. Furthermore, there are excellent cycling, horse riding, golf, and fishing opportunities to be enjoyed too.





Floorplan



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