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APPLEGARTH

KILBUCHO, BROUGHTON, BIGGAR, SCOTTISH BORDERS ML12 6JQ



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WELCOME TO

APPLEGARTH

Situated just outside the village of Broughton, this enchanting, detached residence enjoys an idyllic position, surrounded by pastoral land and rugged hills that promise stunning views from every room. The house has been extended to create a spacious and versatile three-bedroom home that has been fully rewired and upgraded with fresh carpeting, a new shower room, and crisp minimalist décor, providing a blank canvas for easy personalisation. The move-in ready property is further enhanced by a large south-facing garden, a driveway, and an attached garage.

A vestibule and hall welcome you inside. Off the hall is a spacious carpeted living room, illuminated by charming multi-paned windows on two sides. This sunlit sitting area allows for a variety of furniture configurations centred around an electric stove in an understated surround. Also accessible from the hall is a cosy multi-purpose snug open to the kitchen's bright dining area, which features French doors to the garden. Both spaces are comfortably carpeted for homely warmth. The southerly-facing kitchen (with additional external access) showcases a timeless country-style design. Tasteful oak-toned cabinetry is complemented by a generous workspace, a freestanding electric cooker, and a fridge. Off the kitchen are the practical spaces of a utility room and a WC.







The home also boasts three carpeted double bedrooms. One has built-in storage and is located on the ground floor, providing an option for extra living space. The remaining two bedrooms are situated upstairs (with bedroom three offering versatile use as a double study), accessible from a naturally lit landing. The landing also provides storage and access to a bright, newly fitted shower room equipped with a WC suite, vanity storage, a heated towel rail, and a walk-in rainfall shower. The property is electrically heated, and the extension is double-glazed and also benefits from a partially floored attic.

Accessed via a short track from the road, the house is set among wraparound gardens, which at the rear face south over the scenic countryside and attract a wide variety of birds to the feeders. The grounds provide numerous landscaping opportunities and include a driveway and attached single garage for ample private parking.

Extras: The property is sold as seen, including freestanding appliances and the living room stove.

FEATURES

- Charming, detached house in idyllic surroundings
- Upgraded minimalist interiors, including new wiring
- Entrance vestibule and hall
- Spacious dual-aspect living room
- Sunny dining kitchen with garden access and adjoining snug
- Three double bedrooms (one at ground level)
- Partially floored attic for further storage
- Bright newly-fitted shower room
- Ground-floor utility room and WC
- Wraparound gardens, generous & south-facing at the rear
- Large private driveway and attached single garage
- Electric heating and partial double-glazing





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CHARMING, DETACHED
HOUSE IN IDYLIC
SURROUNDINGS WITH UPGRADED
MINIMALIST INTERIORS



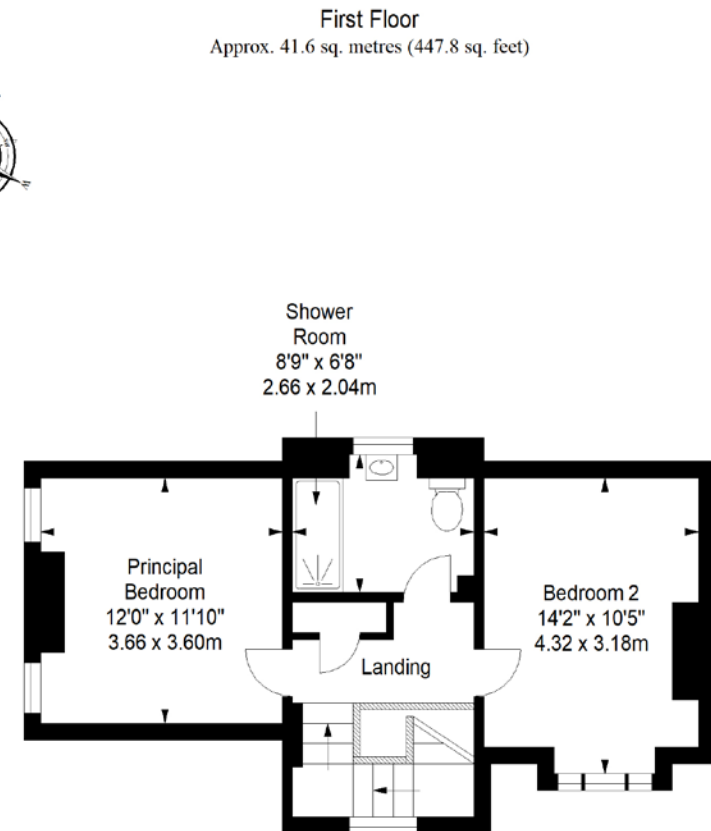
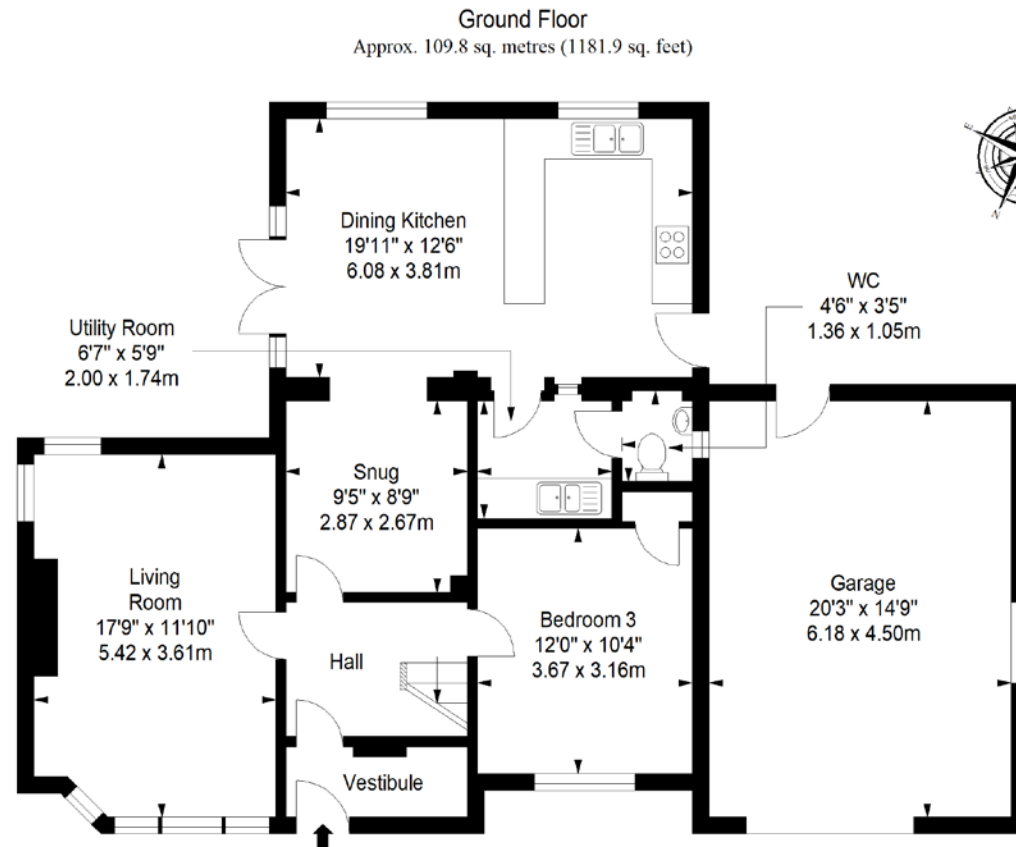


BROUGHTON

SCOTTISH BORDERS

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 hour's 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, the award-winning Broughton Brewery, a well stocked community-owned village shop, and a primary school. For more extensive facilities and shopping, nearby Biggar (approx. 5 miles) and Peebles (approx. 12 miles) enjoy thriving amenities, from various independent shops to supermarkets, newsagents, cafes, pubs, and restaurants. Straiton Retail Park is also a forty-minute 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, and fishing opportunities to enjoy.

FLOORPLAN



Total area: approx. 151.4 sq. metres (1629.7 sq. feet)

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