

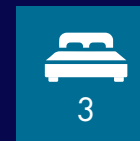


BLACKWOOD & SMITH LLP
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HEATHER GLEN

GRANTSFIELD, MAXTON, SCOTTISH BORDERS TD6 0RR





WELCOME TO

HEATHER GLEN

Forming part of a quaint hamlet surrounded by the stunning Scottish Borders' countryside, this three-bedroom detached bungalow in Maxton offers a relaxed rural lifestyle just a brief drive from the town of Melrose. The home itself is lovingly presented with light interiors, ensuring a move-in ready aesthetic. It features a spacious living area, a highly practical breakfasting kitchen, great storage, and a modern shower room. It also has well-kept private gardens and generous private parking.



THE HIGHLIGHTS

- Detached bungalow in move-in condition
- Idyllic rural location in the hamlet of Maxton
- Multi-car driveway and single garage
- Well-kept front, side, and rear gardens
- Welcoming hall with built-in storage
- Spacious, dual-aspect living room
- Generously appointed breakfasting kitchen
- Three bedrooms with built-in wardrobes
- Modern three-piece shower room
- Gas central heating and double glazing



TAKE A LOOK AROUND

You are welcomed inside by a hall offering built-in storage and a lovely introduction. The living room is on the right. This spacious reception area captures an abundance of daily sun from dual-aspect windows to the southeast and southwest – the airy ambience further elevated by the light decoration, creating a cheerful and inviting environment for daily use. A fireplace frames the room as well, providing a focal point for lounge furniture. In the kitchen, a generous range of wood-toned cabinets are complemented by sweeping worksurfaces in stone effect – a popular and enduring aesthetic. The large space has a fitted breakfast bar for casual meals and a selection of integrated appliances (electric hob, double oven, microwave combi oven, and dishwasher). A washing machine is also included.

THE BEDROOMS AND SHOWER ROOM

The three bedrooms are comprised of two doubles and one versatile space that can be used as a sleeping area or an office. All three are lightly decorated and laid with carpets and all have generous built-in wardrobes. Meanwhile, the shower room has a modern three-piece suite comprised of a toilet, a storage-set washbasin, and a double walk-in shower enclosure. Gas central heating and double glazing ensure year-round comfort.

THE DETAILS

All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a washing machine, a shed, and a summerhouse to be included in the sale.







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THREE BEDROOMS WITH
BUILT-IN WARDROBES AND
A MODERN SHOWER ROOM







TOUR THE GROUNDS

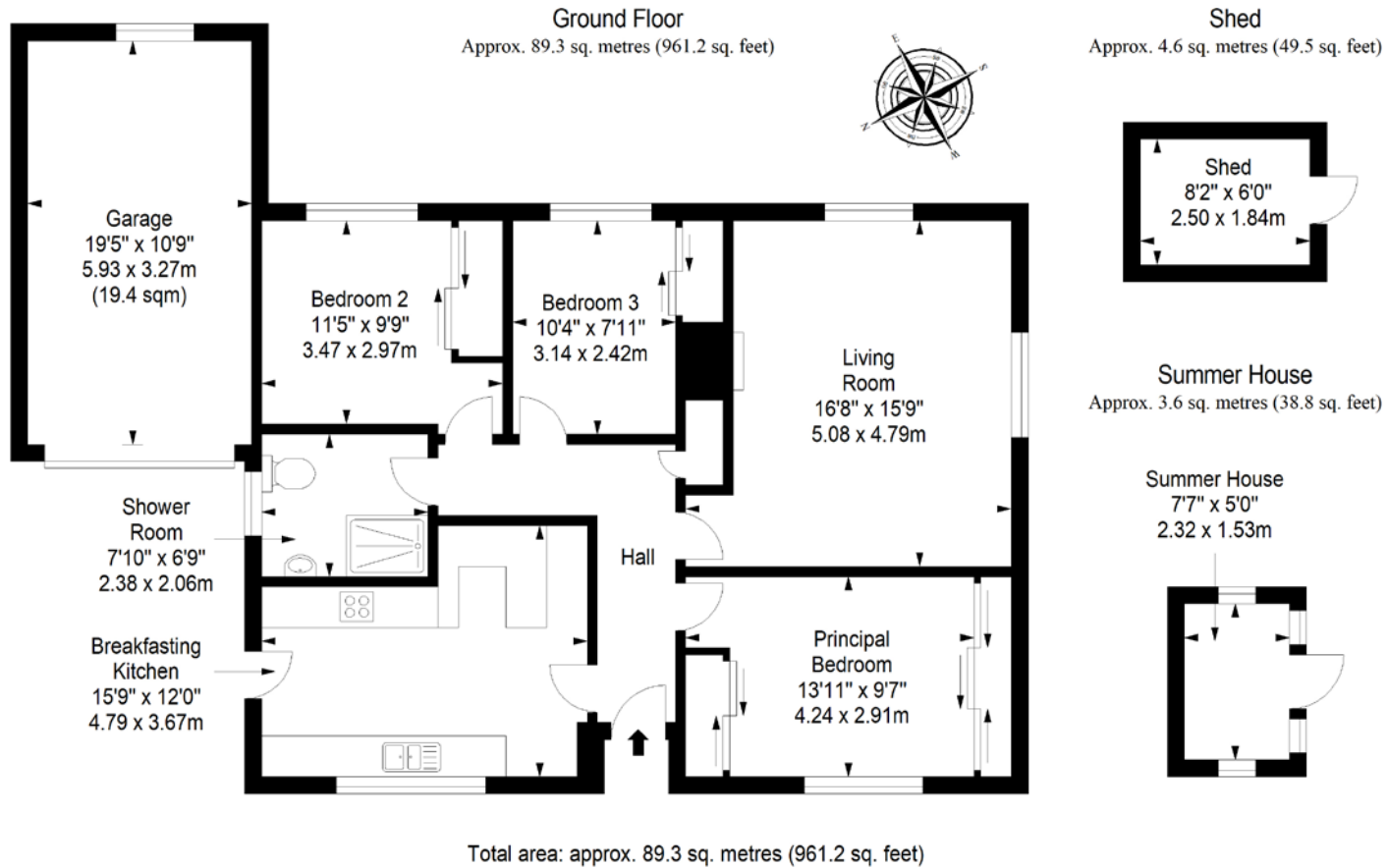
Externally, the home has neatly maintained garden lawns to the front, side, and rear, providing lovely outdoor spaces for relaxing in the sun. To the rear, there is also a suntrap patio for summer dining, a shed for storage, and a summerhouse for enjoying the outdoors whatever the weather. Furthermore, the property has a multi-car driveway and an attached single garage.

TELL US ABOUT

MAXTON

Nestled in the Tweed Valley, Maxton is a small hamlet that offers peaceful rural living surrounded by the beautiful open countryside of the Scottish Borders. Close to the River Tweed, it is a stunning location with breath-taking country views. And whilst it presents a sense of rural seclusion, the hamlet remains close to neighbouring villages and towns. There are convenience stores and shops just a five minutes' drive away in the neighbouring village of St Boswells; plus, the charming country town of Melrose is a mere 10 minutes car journey away, placing further amenities at your ease and disposal, including independent stores, small supermarkets, a deli, a greengrocer, bakeries, a butcher, and a pharmacy. Melrose is also home to a public library and a delightful selection of restaurants, takeaways, quaint cafés, and cosy pubs. In addition, it hosts an exciting calendar of festivals and events throughout the year, such as the Borders Book Festival, the Pipe Band Championships, and the international Melrose Sevens, the town's biggest sporting event, as the birthplace of Rugby Sevens. Golfers and cricketers can also find local clubs to enjoy, there is fishing along the River Tweed, and the sublime natural landscape (which includes the Eildon Hills) is a haven for hiking and cycling. For those interested in history, the magnificent ruins of Melrose Abbey are a must see, not just for its incredible architecture but also as the final resting place of Robert the Bruce's heart. For education, there are nursery and primary schools in St Boswells, a secondary school in neighbouring Earlston, a college in Newton St Boswells, and an independent day and boarding school at Melrose (St Mary's Melrose). Further education can also be pursued at Borders College in Galashiels. Edinburgh city centre can be reached in approximately an hour whether travelling by car or via train from nearby Tweedbank station.

FLOORPLAN



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