



Overbutton Cottage is an immaculately presented, south-facing, two-bedroom mid-terrace cottage situated in the popular village of Gattonside, which lies just across the River Tweed from the popular Borders town of Melrose.

Occupying a central village location, with stunning views of the Eildon Hills, the property is currently a successful holiday let but would make a perfect primary home in a most desirable residential area.

Gattonside is based in a highly accessible position with the A68 only a short distance away, and is approximately one and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh. As well as sitting in a strong school catchment, the Borders General Hospital also lies on the outskirts of Melrose.

Internally, the property lies over two floors providing generous accommodation comprising two bedrooms, a bathroom, a sitting room with wood burning stove and a fully fitted breakfasting kitchen. There is also a good size attic, accessed by loft ladder providing excellent storage, an understore, double glazing and gas fired central heating. Of particular note is the storm porch with bench, a useful addition after a day outside for wellies and coats.

Externally, the property is accessed on foot over a gravelled courtyard, from the street, and a via gate leading to the row of terraced cottages. With a South facing garden, which is a particular feature of the cottage, there is a generous lawn, plus a private patio area at the foot of the garden, from where to enjoy the views to the Eildon Hills. There are also well stocked borders with a variety of plants and small shrubs and a useful garden shed, plus a terraced area immediately to the front of the cottage to further enjoy the sunshine and the views.

Only a short walk into Melrose via The Chain Bridge over the River Tweed, Edinburgh and Newcastle are easily accessible via the A68, and most Border towns are readily available from this central location, with the aforementioned Borders Railway nearby.

Edinburgh 38.5 miles. Melrose 2.5 miles. Galashiels 4 miles. Tweedbank 1.5 miles

(All distances are approximate)

Location:

Overbutton Cottage sits in the desirable village of Gattonside which lies a short distance across the River Tweed from the attractive Borders town of Melrose. Melrose is situated between the Eildon Hills and River Tweed. There are two highly acclaimed restaurants and a lively village hall within Gattonside itself. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a greengrocer, a fishmonger, two butchers, antique and interiors shops, small supermarkets, a large selection of coffee shops, restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway that runs from Tweedbank to Edinburgh, with the station approximately one and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

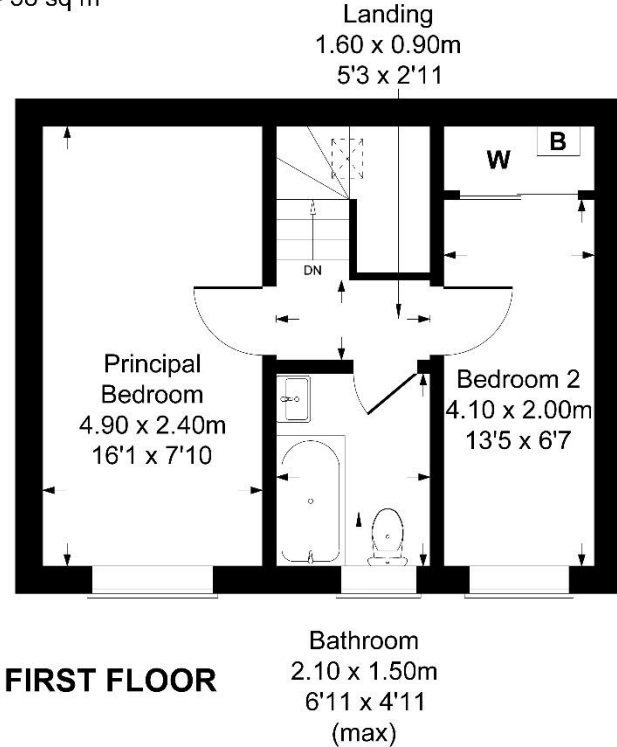
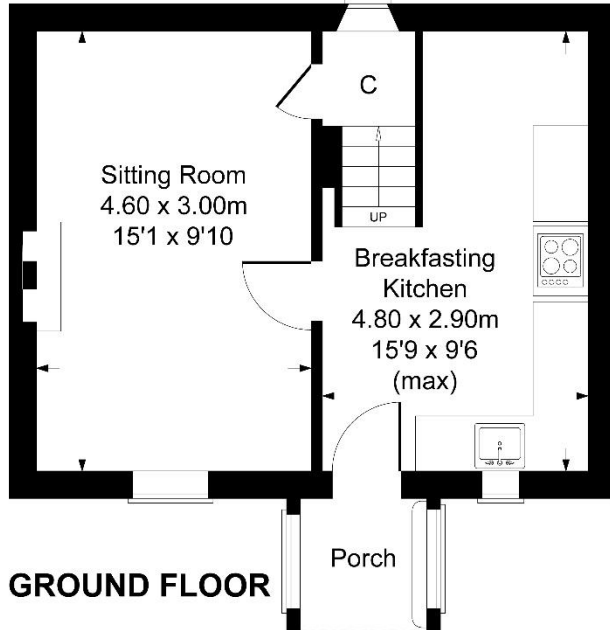
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



Overbutton Cottage, 2 West End, Gattonside, Melrose TD6 9ND

Approximate Gross Internal Area

624 sq ft - 58 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD6 9ND
Coming from Edinburgh follow the A68 South for Newcastle. Two miles beyond Earlston there is a turn-off signposted Scott's View and Gattonside (B6360). Turn left here and follow the road down the hill to the T-junction. Turn right at the junction (B6360) and follow the road for approximately three miles until you reach Gattonside. Proceed through the village and turn left into West End, which lies before the restaurant on your left. The first opening on your right is a gravelled courtyard which leads to a pedestrian gate and to a row of three terraced cottages. Overbutton Cottage is the middle property.

Coming from Galashiels take the B6374 out of Galashiels and continue on this road to Melrose. Before reaching the Lowood Bridge, take a left turn and follow the road through Gattonside. Proceed into the village and turn right into West End, which lies immediately after the restaurant on your right, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: n/a (was 'C')

EPC Rating:

Current EPC: C70

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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