



Heatherlea is a charming two/three-bedroom detached house situated in a strong residential area of Newtown St. Boswells. Stone built and dating from 1840, there is also private off-street parking to the front.

Only four miles from the popular Borders town of Melrose the property is situated within a strong school catchment, with superb transport links nearby, which include the Borders Railway at Tweedbank with trains running to Edinburgh and the A68.

Internally, the property lies over two levels and comprises two main bedrooms, a bathroom with separate wc, a shower room, a sitting room, a kitchen, a dining room/bedroom three, and a conservatory. There is generous storage throughout this quaint house which includes gas central heating and double glazing, as well as the possibility of being extended, subject to the necessary permissions.

Externally, there is private parking to the front of the house, with attractive stone wall. A path leads down the side of the property to a generous garden at the rear which is a particular feature, which is also accessed from the conservatory. Benefitting from extensive patio area, well stocked and thoughtfully laid out flower beds and borders, including a summer house, and garden shed, there are a network of paths and steps leading to a separate pedestrian access to the rear, which could be turned into additional parking.

Most Border towns are readily accessible from Newtown St. Boswells, with the A68 only a matter of minutes away. The Borders Railway runs from Tweedbank to Edinburgh and is approximately five miles away and adds to the accessibility of this area.

St. Boswells 1.5 miles. Edinburgh 39 miles. Melrose 4 miles. Tweedbank 5 miles.

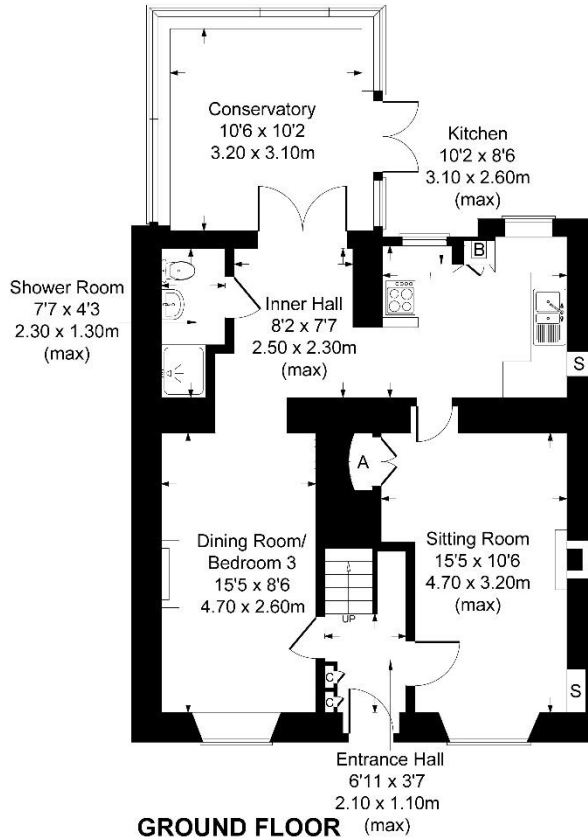
(All distances are approximate)

Location:

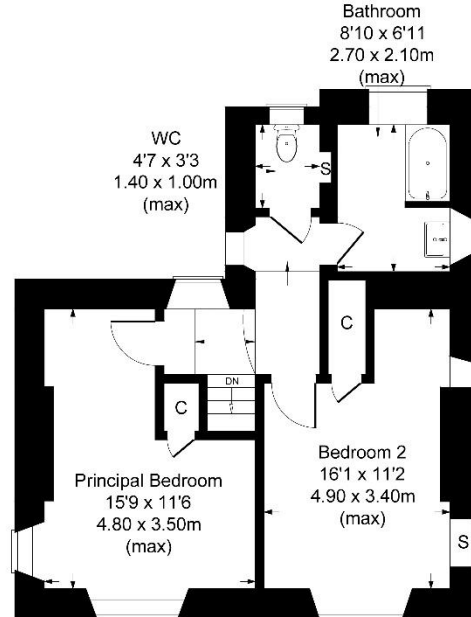
Heatherlea is situated in the Borders town of Newtown St. Boswells, home of the region's largest employer - the Scottish Borders Council, which is only a short walk away. Lying just off the A68 which provides easy access to Edinburgh and Newcastle, there are some local amenities in the town including a health centre and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts and is a very popular attraction, with café/restaurant. Nearby St. Boswells offers a wider range of amenities including the famous Buccleuch Arms Hotel, a further small supermarket, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. Primary schooling is available in Newtown St. Boswells with secondary schooling at Earlston High School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Outdoor sports include fishing, golf, shooting, mountain biking, horse riding and walking which are all readily available. Alternatively, Galashiels, eight and a half miles away, has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencers. Newtown St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities. The Borders Railway, which runs from Tweedbank to Edinburgh, is approximately five miles away and adds to the accessibility of the Newtown St. Boswells area.



Heatherlea, Tweedside Road, Newtown St. Boswells, Melrose TD6 0PQ



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD6 0PQ
Coming from the North or the South, follow the A68 to Newtown St. Boswells.
From the North proceed through Earlston, over the Ravenswood Roundabout to St. Boswells. Approximately, two miles before St. Boswells, take a right turn into Newtown St. Boswells and follow the road in past the Scottish Borders Council building on your right. Proceed down and round the bend and you will come to Tweedside Road on your left. Go all the way to the end and you will reach Heatherlea which is the last house on the left.
Coming from the South, proceed through St. Boswells, and after approximately one mile take the left turn, into Newtown St. Boswells and continue through the village, and on passing Cooks Van Hire, you will come to Tweedside Road on your right, turn 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: E

EPC Rating:

Current EPC: D56

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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