



**Whitlee Hus is an immaculately presented three/four-bedroom detached house benefitting from breathtaking views and just under two and a half acres of grounds. Lying around three quarters of a mile from Newtown St. Boswells, the property occupies a semi-rural position in the Central Scottish Borders, only a short distance from the A68 and around six and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh.**

**Sitting in a strong school catchment, the property benefits from eco-friendly attributes which include a double vertical ground source heat pump providing the central heating, an internal heat recovery system as well as sixteen solar panels on a feed-in tariff. There is also a detached double garage with electric doors and a car charging point that benefits from an external staircase to the first floor offering excellent hobby space which could also be used as ancillary accommodation to the house.**

**Lying across two levels the beautifully appointed accommodation comprises three main bedrooms, a family bathroom, a shower room, a large sitting room, a dining kitchen, a family room/bedroom four and a utility room. Of particular note, is the spacious first floor landing which provides a perfect study/library area from where to enjoy the views. With generous internal storage, the property is also double glazed with under floor heating throughout, a wood-burning stove in the sitting room along with engineered oak flooring across the hall and main reception rooms.**

**Externally, the property has a gated access leading to plentiful driveway parking plus the detached double garage. Extensive decking to both sides and to the rear allows for informal entertaining whilst soaking in the views. Sitting in just under two and a half acres which includes garden ground, some grazing and small wooded areas, there is also a two-bay field shelter with water which is very useful. With a farm holding number, with the space it offers it may allow someone the chance to work with animals, as well as grow their own fruit and vegetables. There is also further external storage by way of a garden shed.**

**Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, along with the aforementioned Borders Railway.**

**Edinburgh 39.5 miles. St. Boswells 2.5 miles. Tweedbank 6.5 miles. Melrose 5.0 miles. Newtown St. Boswells 0.75 miles  
(All distances are approximate)**

#### **Location:**

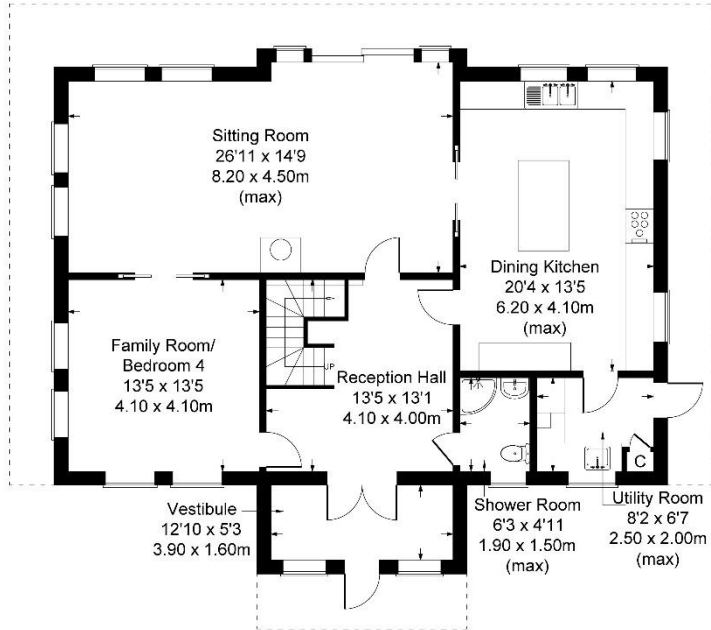
Whitelee Hus is situated in a charming semi-rural position around three-quarters of a mile from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in Newtown St. Boswells including a health centre, a small hotel/pub, and a CoOp is supermarket. The nearby Milestone Garden Centre sits on the outskirts of Newtown St. Boswells and is a very popular attraction. The popular Borders town of Melrose, over the Eildon Hills, is only four miles away from Newtown St. Boswells. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels, a further four miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. Alternatively, the village of St. Boswells lies two and a half miles to the east, also providing a generous selection of shops, and eateries.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, 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, shooting, horse riding, golf, mountain biking, and a selection of walks including both St. Cuthbert's and the Southern Upland Way. Local schools include the primary school at Newtown St. Boswells, and secondary schooling at Earlston High School plus the highly regarded St Mary's preparatory school in Melrose. The Borders General Hospital also lies on the outskirts of Melrose. Whitelee Hus 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 Borders Railway, in Tweedbank with trains running to Edinburgh is approximately six and a half miles away is of particular note. The closest airport is Edinburgh, approximately forty-seven miles away and Newcastle to the South which is around sixty-two miles away.

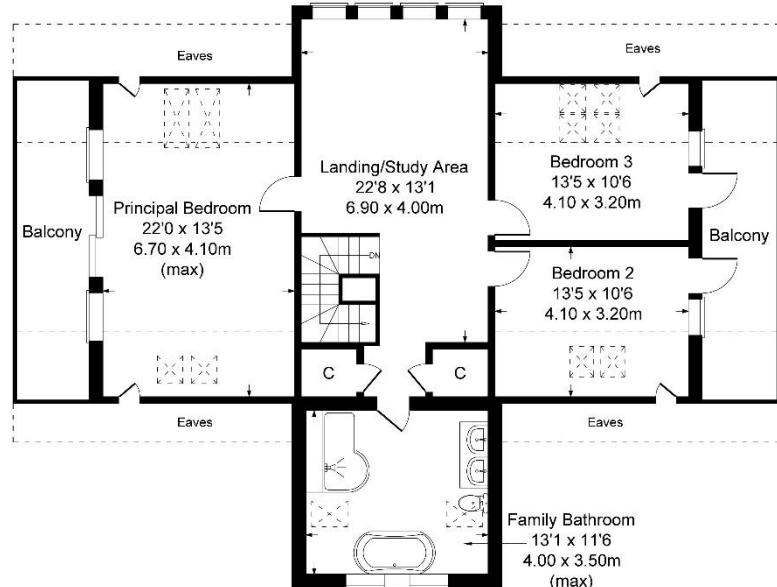




**Whitelee Hus, Newtown St. Boswells, Melrose TD6 0SH**



**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 0SH  
From the North take the A68 South and turn right into Newtown St Boswells and proceed through the town, turning right immediately after Cooks Van Hire onto an unnamed road signposted Whitelee. Follow this road for around three-quarters of a mile and you will come to Whitelee Hus on your right-hand side, before the row of farm cottages.

Alternatively coming from the South, turn left into Newtown St. Boswells and proceed into the town, turning left immediately before Cooks Van Hire 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, septic drainage, heating via ground source heat pump, range cooker off propane gas, solar panels, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

#### EPC Rating:

Current EPC: C78

#### 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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