



East Bourtrees is a deceptively spacious four-bedroom semi-detached house situated on the western fringes of the charming village of Maxton. Only a mile and a half from the popular Borders village of St. Boswells, the property, which requires a fair degree of upgrading and refurbishment provides flexible family living throughout, with the potential to extend the current footprint, subject to the necessary permissions.

Of particular note is the generous garden ground accessed by a driveway that leads to a gravel sweep at the front, with the garden sitting to the rear, side and front which is south-facing. The property is also located in a strong school catchment with the Borders

Railway station at Tweedbank, and the A68 offering excellent transport links to Edinburgh and the North of England.

Lying across two levels the accommodation comprises of four main bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a breakfasting kitchen, a utility room, and a downstairs wc. There is also good storage throughout which is particularly useful as well as gas fired central heating system, although it is currently disconnected.

Externally, a gated entrance to a driveway which leads up to the property and a gravel sweep at the front. The garden ground is predominantly laid to lawn on all sides and there are borders and semi-mature trees, with hedging. With south-facing views there are plentiful areas to sit out with the garden providing an excellent space for informal entertaining.

Most Border towns are readily accessible from the area, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately eight and a half miles away and adds to the accessibility of the St. Boswells area.

Kelso 8.5 miles. Edinburgh 40 miles. Melrose 6.5 miles. St. Boswells 1.5 miles. Tweedbank 8.5 miles.

(All distances are approximate)

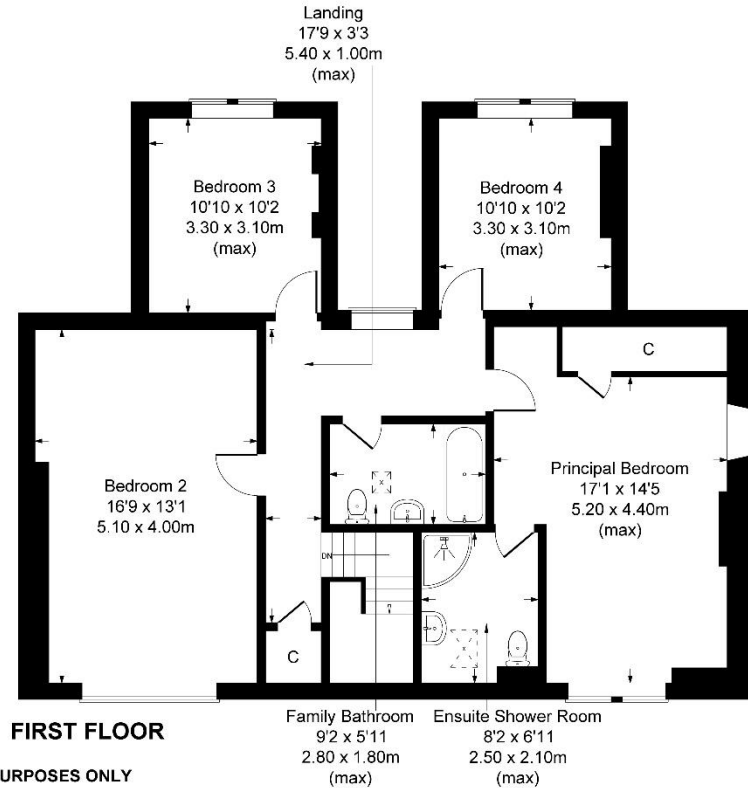
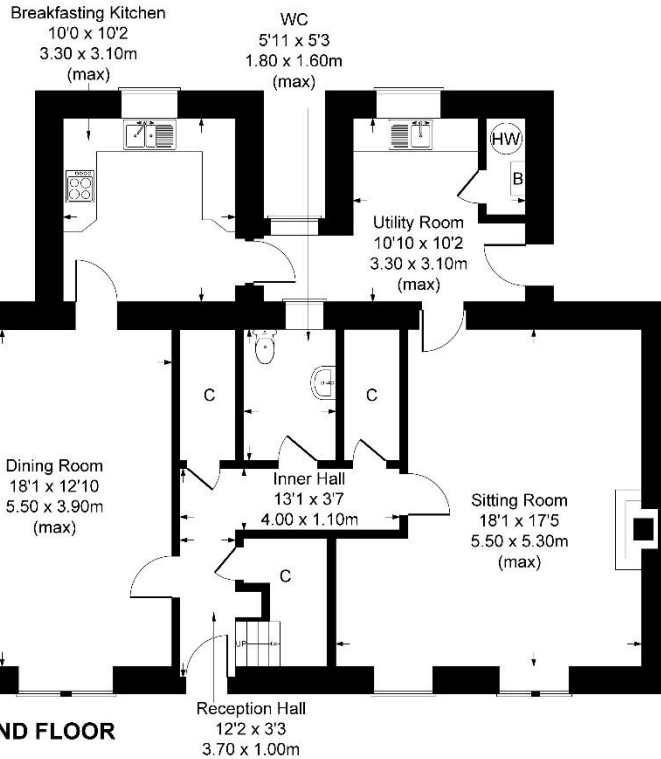
Location:

East Bourtrees is located on the fringes of the charming village of Maxton only one and a half miles from the popular Borders village of St. Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, a small supermarket, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well-respected St Mary's Preparatory 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. Fishing, golf, shooting, horse riding, mountain biking and walking are all readily available. Kelso (10 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso also benefitting from a Sainsburys supermarket.

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. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately eight and a half miles away and adds to the accessibility of the St. Boswells area.



East Bourtrees, Maxton, St.Boswells, Melrose TD6 0RL



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Directions:

For those with satellite navigation the postcode is: TD6 0RL

Coming from the North, follow the A68 to St. Boswells. Proceed through the village passing the Buccleuch Arms Hotel on your right. Take the second turning on the left which is the A699 signposted Kelso and Maxton. Continue on this road for approximately one and a half miles. As you are about to enter Maxton turn right and immediately left into the gated entrance of East Bourtrees.

Coming from the South, follow the A68 to St. Boswells. Before reaching the village, take a right turn after the tennis courts, onto the A699 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 (disconnected), telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

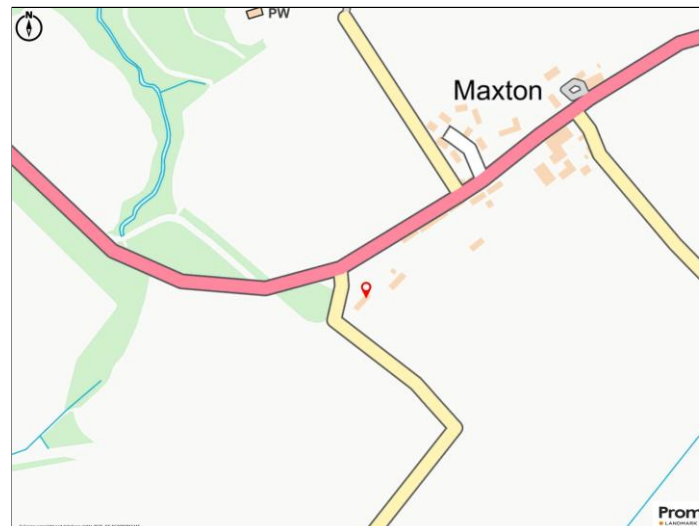
EPC Rating:

Current EPC: E45

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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