



Stables Cottage is a charming and well-presented two-bedroom stone-built cottage situated in the popular village of Gattonside, which lies just across the River Tweed from the popular Borders town of Melrose.

Occupying an enviable position in the village with superb rural views to the East, it would make the most perfect home or investment in a most desirable residential area. Gattonside is based in a highly accessible area 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 primary and secondary school catchment, the Borders General Hospital also lies on the outskirts of Melrose.

Internally, the property, which sits over two levels, comprises two bedrooms, an ensuite shower room, a bathroom, a sitting room, a family room, a dining room with kitchen off, and a utility room. Offering flexible living, there is also excellent storage throughout, including attic with loft ladder access, whilst also benefitting from double glazing, and gas fired central heating.

Externally, there is on-street parking available to the front, and a gated access leads to the front door, with stone steps to the side leading down to the lovely garden at the rear. With generous lawn, well stocked borders plus hedging shrubs and trees, there is also a patio area from where to enjoy more informal entertaining. An attractive summer house occupies a corner and overlooks the garden and the rear of the house with a useful garden shed which offers external storage and is also included in the sales price.

Only a relatively 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:

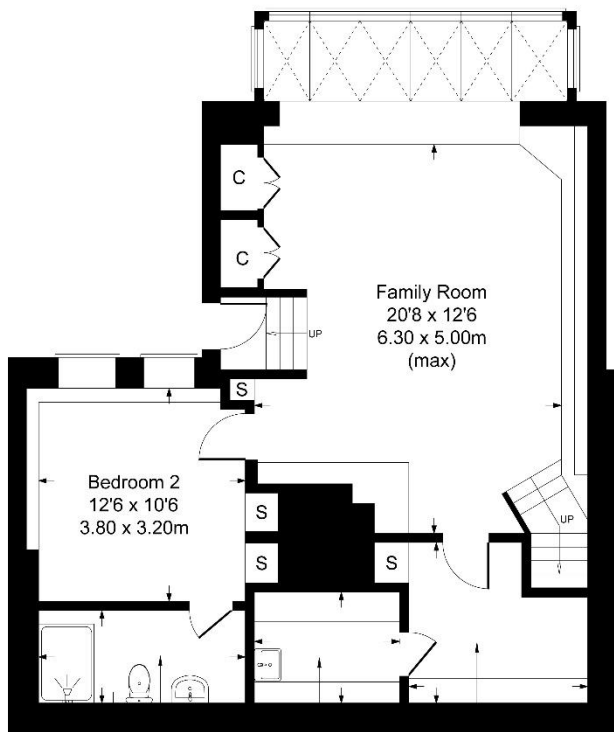
Stables Cottage sits in the desirable village of Gattonside which lies a short distance across the River Tweed from the attractive Borders town of Melrose, which is situated between the Eildon Hills and River Tweed and regarded by many as the most picturesque of the Borders towns. There are two highly acclaimed restaurants and a lively village hall within Gattonside itself, and with an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, Melrose provides an extensive choice of amenities ranging from a variety of specialist independent shops including a greengrocer, a fishmonger, a 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), The Great Scottish Tapestry, in Galashiels, 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.

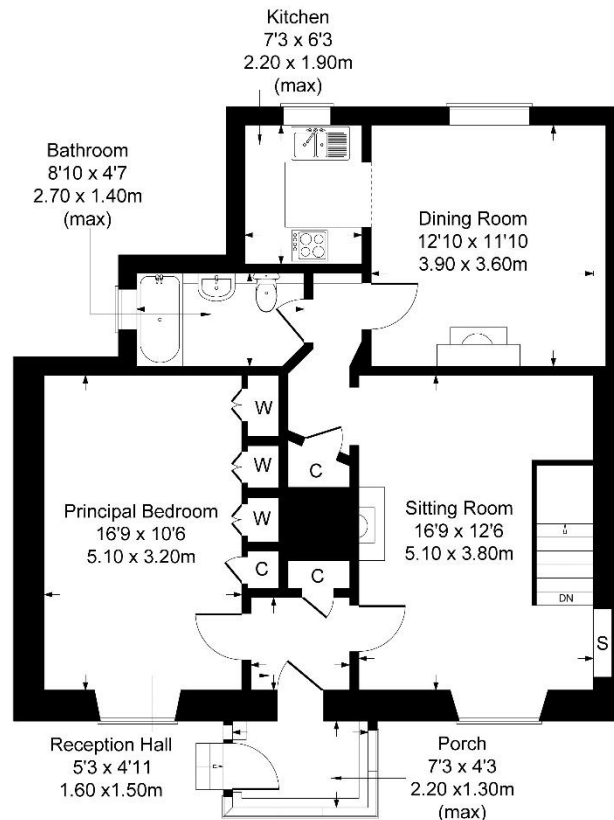
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



Stables Cottage, Hoebridge Road East, Gattonside, Melrose TD6 9LZ



LOWER GROUND FLOOR



GROUND FLOOR

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Directions:

For those with satellite navigation the postcode for the property is: TD6 9LZ
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. As you enter the outskirts of the village proceed past the turn off for Monkswood, and as you proceed downhill, turn right into Hoebridge Road East. Stables Cottage is just past the entrance to the Hoebridge Stables on the right-hand side.

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. On passing The Loan on your left, you will take the next right turn into Hoebridge Road East, which is on the corner. Stables Cottage is just past the entrance to the Hoebridge Stables on the right-hand side.

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: C72

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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