



“Birchlands” Rachan, Broughton, Peeblesshire, ML12 6HH
Offers Over £550,000



Surrounded by natural beauty, “Birchlands” is a fabulous, four-bedroom, individually designed bungalow nestled within approximately two acres of private grounds occupying an idyllic location nearby the Borders Village of Broughton.



DESCRIPTION:

Set in the heart of the picturesque Peeblesshire countryside, the property offers well-proportioned accommodation totalling an impressive 2129 square feet over one-level including an attached double garage. Benefits include a generous open plan kitchen diner perfect for modern family living, beautiful, landscaped gardens, a timber stable block with storeroom, and access to the open countryside on the doorstep. To fully appreciate the location, accommodation and land on offer, early viewing is highly recommended.

The well-presented internal accommodation comprises; entrance vestibule with cloak cupboard leading through to a welcoming inner hallway giving access to all accommodation, and a large walk-in storage cupboard. With a large floor to ceiling bay window, the relaxing sitting room enjoys views over the front garden and features a cylindrical wood burning stove giving the room a real focal point. The large open plan modern kitchen, dining, and family area is set to the rear with dual aspect windows offering fabulous views over the private gardens. The kitchen is fitted with an excellent range of stylish wall and base units with Earth stone worktops incorporating a ceramic sink unit. Integrated appliances include an eye level double oven and grill, wine cooler, and a dishwasher, whilst a large centre island with further storage, pop up socket, and an electric hob finishes the contemporary look. The large dining family area allows ample space for both dining and lounge furniture, perfect entertaining family, and friends. Accessed via the kitchen, the utility room is fitted with matching base units and worktop surfaces incorporating space and services for a fridge freezer, and a washing machine. The utility room gives access to a shower room with WC, and an external oak stable door out to the rear garden. Enjoying fabulous views to the rear, the master bedroom features a double fitted wardrobe and an en-suite shower room. There are three further bedrooms, one to the rear, and two positioned to the front with views over the front gardens, two of which feature double fitted wardrobes. Completing the accommodation of this fantastic bungalow is the modern family bathroom incorporating a contemporary three-piece suite, and a front facing opaque window allowing in the natural light.

OUTSIDE:

Externally; the property is set within approximately two acres of landscaped gardens. There are several seating areas include a large, paved patio, and a decked area which provides the perfect space for both alfresco entertaining and relaxing in the summer months. The rear garden also includes several rockeries, a delightful summerhouse and a garden shed. Also, to the rear is a generous vegetable garden with a substantially timber built stable building with three loose boxes and a storeroom which benefits from having water and power supply. To the very rear of the garden there are delightful views over a large pond, home to swans and wildfowl and access can be gained to a further thirty-six acres of woodland walks.



LOCATION:

Birchlands is situated in a small community of individually designed properties on the northern edge of the picturesque Upper Tweed Valley in the very peaceful Rachan Woods. A number of amenities can be found in nearby Broughton including a post office, garage, grocery store and tearoom. The Village also has on offer, tennis courts, a bowling club, and an excellent primary school. The charming and thriving market towns of Peebles and Biggar offer a generous choice of restaurants and bars and an excellent variety of independent shops and supermarkets, as well as both primary and secondary schooling. Renowned for its outdoor pursuits, the Scottish Borders offers many outdoor sports facilities including fishing, golf, mountain biking, cycling and hill walking.

Broughton 2 miles, Biggar 6 miles,

Peebles 9 miles, Edinburgh 28 miles.

SERVICES:

Private water and drainage. Mains electricity. Oil fired central heating. Scandinavian timber double glazed windows. Telephone and broadband connection. Alarm system.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £1,536.07 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (61) with potential B (91).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

Particulars prepared July 2023.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

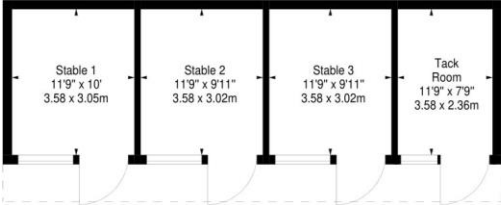
ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

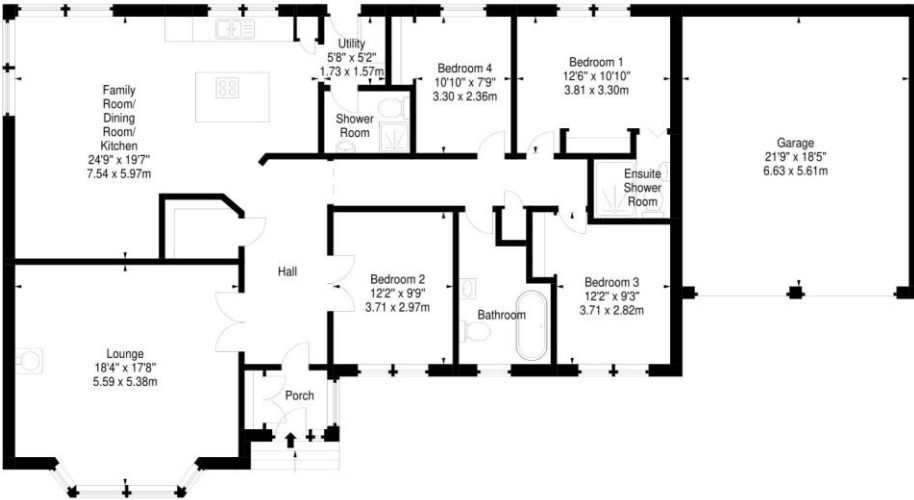
Birchlands,
Rachan,
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ML12 6HH



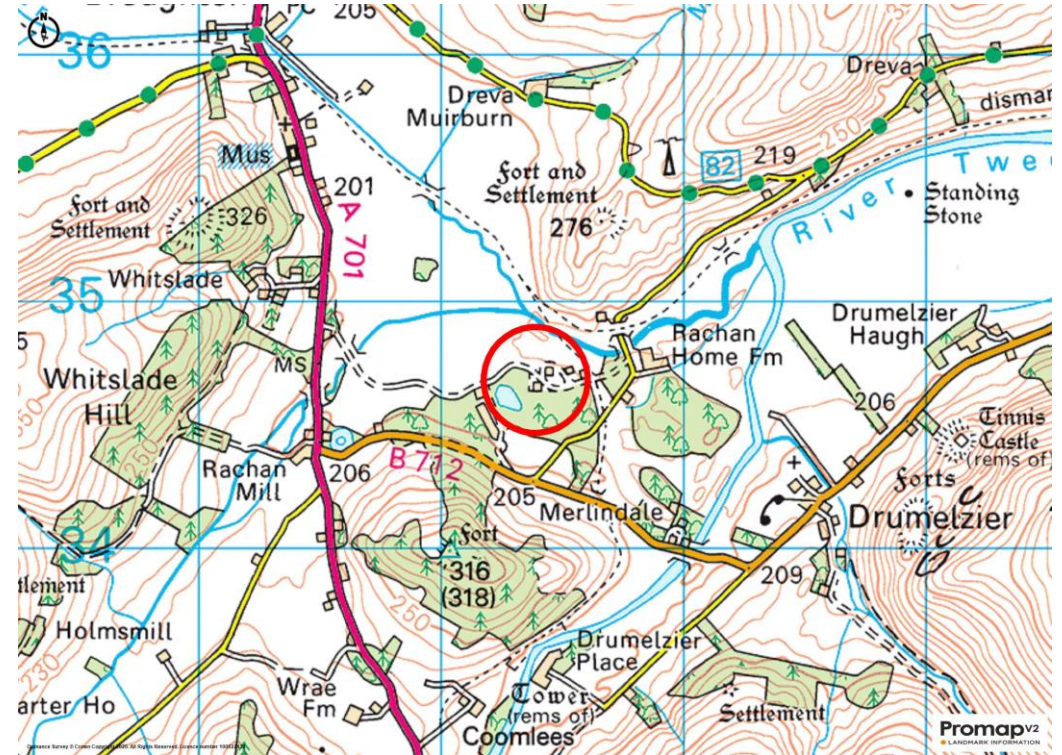
Approx. Gross Internal Area
2129 Sq Ft - 197.78 Sq M
(Including Garage)
Out Building
Approx. Gross Internal Area
461 Sq Ft - 42.83 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



Ground Floor



DIRECTIONS:

Heading south on the A701, travel through the village of Broughton and take a left onto the B712 towards Peebles. Continue along the road for 0.6 miles and turn left at the "Rachan Home Farm" sign. Proceed down the road and take the first left at the private road sign which includes Birchlands within its listing. Follow the road round and Birchlands is the second property on the left.

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

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