



Braeside Barn is a stunning 4 bed detached period property, full of charm and character, very well proportioned and beautifully presented, with quality fixtures and fittings throughout. Dating back originally to the 1870's the property has subsequently been sympathetically extended, providing it with a really appealing as well as flexible layout whilst retaining numerous original features such as for example, a large arched window, some partly exposed stone walls and ceiling beams. The delightful views over the picturesque conservation village of Midlem and to the Cheviots beyond can be enjoyed from both inside and out, with the views from the good sized mature garden at the rear particularly fine.

Midlem is a well located village, set in easy reach of the desirable Abbey town of Melrose as well as Selkirk; which has a good range of local facilities as well as a secondary school, leisure centre and golf course. With the A7 and A68 both just a short distance away and the railway station at Tweedbank around a 15 minute drive, this location will work very well for those who wish to combine a country lifestyle with accessibility.

The accommodation comprises: spacious entrance hall, sunken sitting room with multi fuel stove, dining room currently adopted as a studio/craft room, well equipped dining kitchen with wooden countertops and island unit, utility/boiler room, 4 bedrooms (principal en-suite), shower room at ground floor and spacious as well as stylish family bathroom upstairs. Oil fired heating. Double glazing.

Externally, a drive to the side provides off road parking for at least two cars. A gate opens through to a lovely gravelled courtyard from where the main entrance to the house can be found and which offers lots of space for seating. Steps lead up to the gorgeous sunny and very private garden, which has been lovingly improved upon over the years and is now abundantly stocked with a wide selection of flowering plants, trees and shrubs, with a gate at the rear opening to walks across the fields. There are several spots in the garden from where to sit and take in the views along with a pond, two sheds and a greenhouse.

Edinburgh 46 miles. Tweedbank 7.5 miles. Melrose 8 miles. Hawick 14 miles. Selkirk 4.5 miles.

(All distances are approximate)

LOCATION:

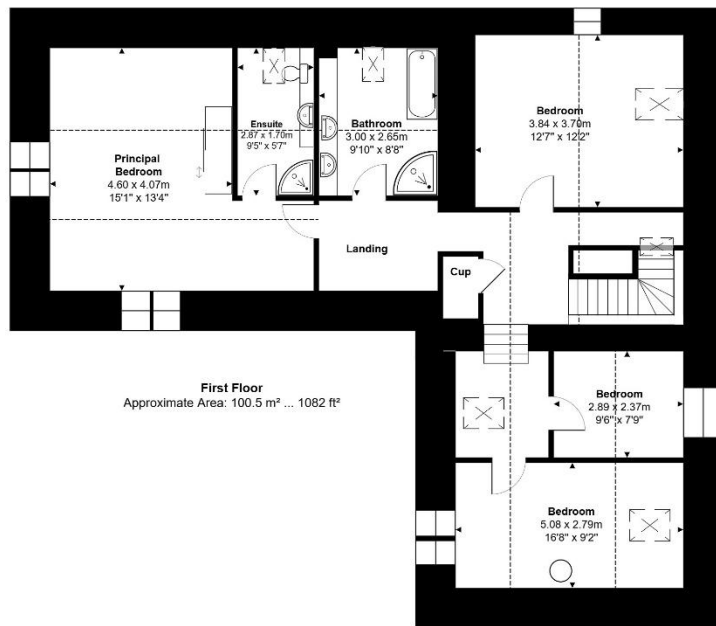
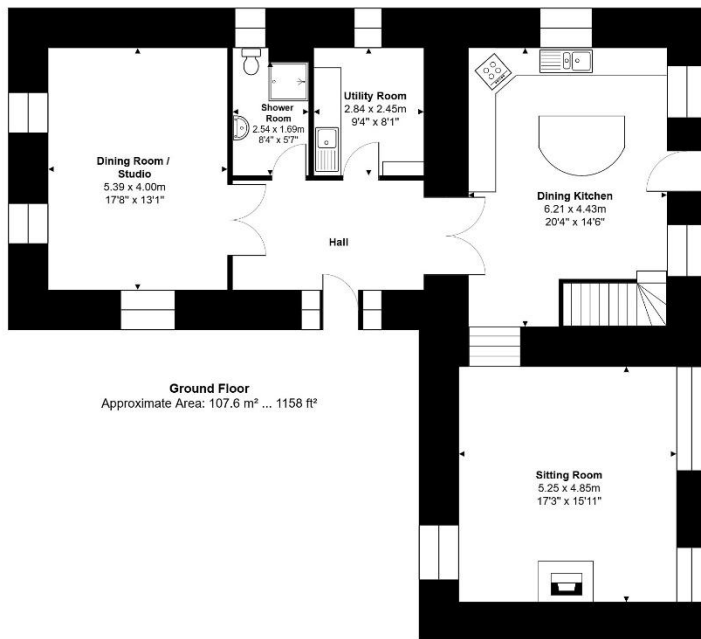
Midlem is a charming and readily accessible conservation village which enjoys an active community life and is very well placed for travel to several surrounding towns, villages and major employers within the region. The surrounding vicinity has much to offer those seeking a country lifestyle, with excellent horse riding, fishing, rough and syndicated shooting, golf and lovely walks all on tap, and the house itself enjoying wonderful views over the village and to the Cheviot Hills beyond. Melrose, Selkirk and Hawick are all in comfortable reach and provide a wide selection of shops, bars, restaurants and leisure amenities. The A68 or A7 give road links North or Southbound, with rail travel to Edinburgh from nearby Tweedbank, which benefits from free parking. A useful bus route to the Borders General Hospital, around 7 miles away, has recently been introduced. Local tourist attractions include Melrose Abbey, Abbotsford House, Harmony House and Priorwood Gardens, with the sandy beaches of the Berwickshire coast only an hour away. Local schooling is provided by the excellent Lilliesleaf Primary (only 2.5 miles away), with secondary schooling at Selkirk High School. The highly regarded St Marys Preparatory School in Melrose provides private schooling up to the age of 13.





Braeside Barn, Midlem, TD7 4QD

Approximate Gross Internal Floor Area: 219.4 m² ... 2362 ft² (excluding areas of reduced head height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DIRECTIONS:

For those with satellite navigation the postcode for the property is: **TD7 4QD**
Travelling southbound from Selkirk on the A7, turn left at the Golf Course, just before the garage on your right, onto the A699. Continue along this road until the turning on the right to the B6453. Braeside Barn sits on the right hand side on the approach into the village, just past the bend in the road. The large arched window and turquoise sills act as a landmark. From the A68 southbound turn right onto the A699 at St Boswells. Follow the road along until the signpost for the B6453 on your left then follow 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 and drainage. Oil fired central heating. Multi fuel burning stove in sitting room. Double glazing.

Outgoings:

Scottish Borders Council Tax Band Category: F

EPC Rating:

Current EPC: C74

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.



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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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