DETACHED NEW BUILD HOUSE IN ELEVATED POSITION WITH FAR REACHING VIEWS

Ruberslaw Drive, Denholm TD9 8BL

This attractive new-build bungalow enjoys a peaceful setting in the popular village of Denholm, offering stylish and accessible single-level living. It features three well-proportioned bedrooms, bright and spacious accommodation, an energy-efficient specification, private garden ground and off-street parking.

For Sale • £340,000

Edwin Thompson



Brief Resume

- Detached 3 Bed Bungalow
- Peaceful Village Location
- Excellent modern, Single-level Living
- Energy-Efficient Specification
- Off-street parking
- Bright and spacious accommodation

Description

Plot 24 is an attractive new build three-bedroom detached bungalow, offering well-proportioned and thoughtfully designed accommodation arranged entirely at ground floor level. The property provides a modern family sized home with a practical layout.

The accommodation includes three well-proportioned bedrooms, a spacious living area and a contemporary kitchen/dining space, together with utility room, ample storage and en-suite facilities.

Externally, the property benefits from private garden ground and off-street parking. Being newly constructed, the bungalow offers purchasers the considerable benefit of modern building standards, contemporary fittings and finishes, and minimal immediate maintenance requirements.

The property provides an excellent opportunity to acquire a modern, low-maintenance three-bedroom bungalow, ideally suited to a wide range of purchasers seeking the convenience and accessibility of single-storey living.



Location

Denholm is a picturesque and highly regarded village situated within the Scottish Borders, approximately 3 miles south-east of Hawick. The village is set within attractive rolling countryside and benefits from a strong local community, with a range of amenities including a village shop, public house, café, primary school and church. The surrounding area provides excellent opportunities for walking, cycling and other outdoor pursuits, with the River Teviot and wider Borders countryside close by. Hawick provides a more extensive range of shopping, leisure and professional services, while the A68 is readily accessible, providing good road connections to Jedburgh, Kelso and the wider Borders. Edinburgh is approximately 50 miles to the north. Denholm combines a peaceful rural setting with convenient access to the principal towns and transport routes of the Scottish Borders, making it an attractive location for those seeking village living within easy reach of wider amenities.

Energy Performance Certificate

TBC

Services

Mains electricity, water and drainage are connected. Air source heat pump to underfloor heating. A photovoltaic array is provided to the roof.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

Broadband & Mobile Coverage

Broadbank: Ultrafast Available. Up to 1,800 Mbps.
Mobile (Ofcom): Good to Variable signal levels.

Flooding

Scottish Environmental Protection Agency: “No Specific Risk of Flooding”

Local Authority

Scottish Borders Council

Areas

The property has been measured to provide the following approximate gross internal areas:

Description	Sqm	SqFt
Plot 24 Ruberslaw	149	1,604

E& oe Measurements taken using a laser measurement device.





Fixtures and Fitting

Purchasers will be able to select the kitchen, worktops, utility units and associated tiling or splashbacks. A kitchen allowance will be provided, with any upgrades above this allowance available at an additional cost.

A 900mm-wide slab pathway with gravel to either side will be provided around the house, with the remainder of the patio area finished in gravel. The retaining wall will remain as existing, although additional paving, painting or timber cladding can be provided at an additional cost. A trip rail will define the boundary with the adjoining plot. Fencing can be provided as an optional upgrade at an additional cost.

Developers Information

A £2,500 non-refundable deposit is payable to reserve the property. The reservation will be held for a maximum period of three months, within which time the purchaser must conclude missives. If missives are not concluded within this period, the property may be made available for sale again.

What3words///

///Spring.Valuables.Walked

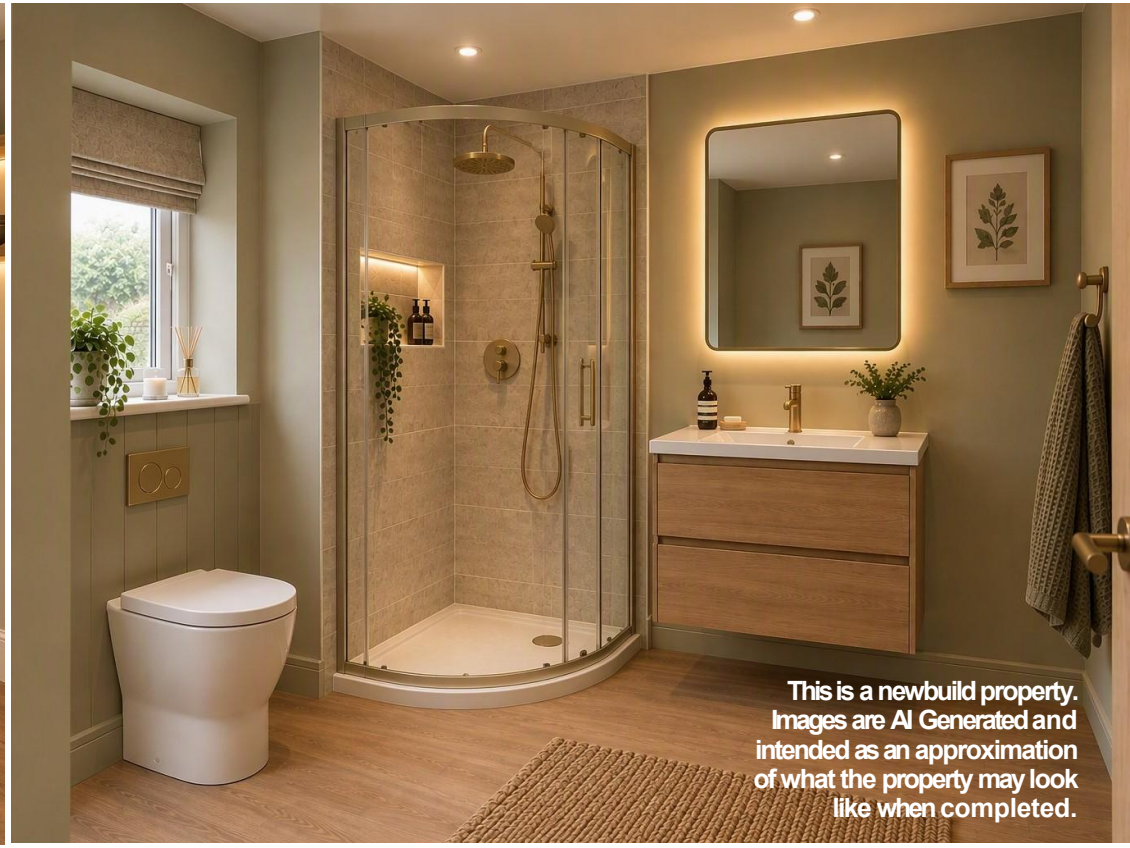
Viewing Arrangements

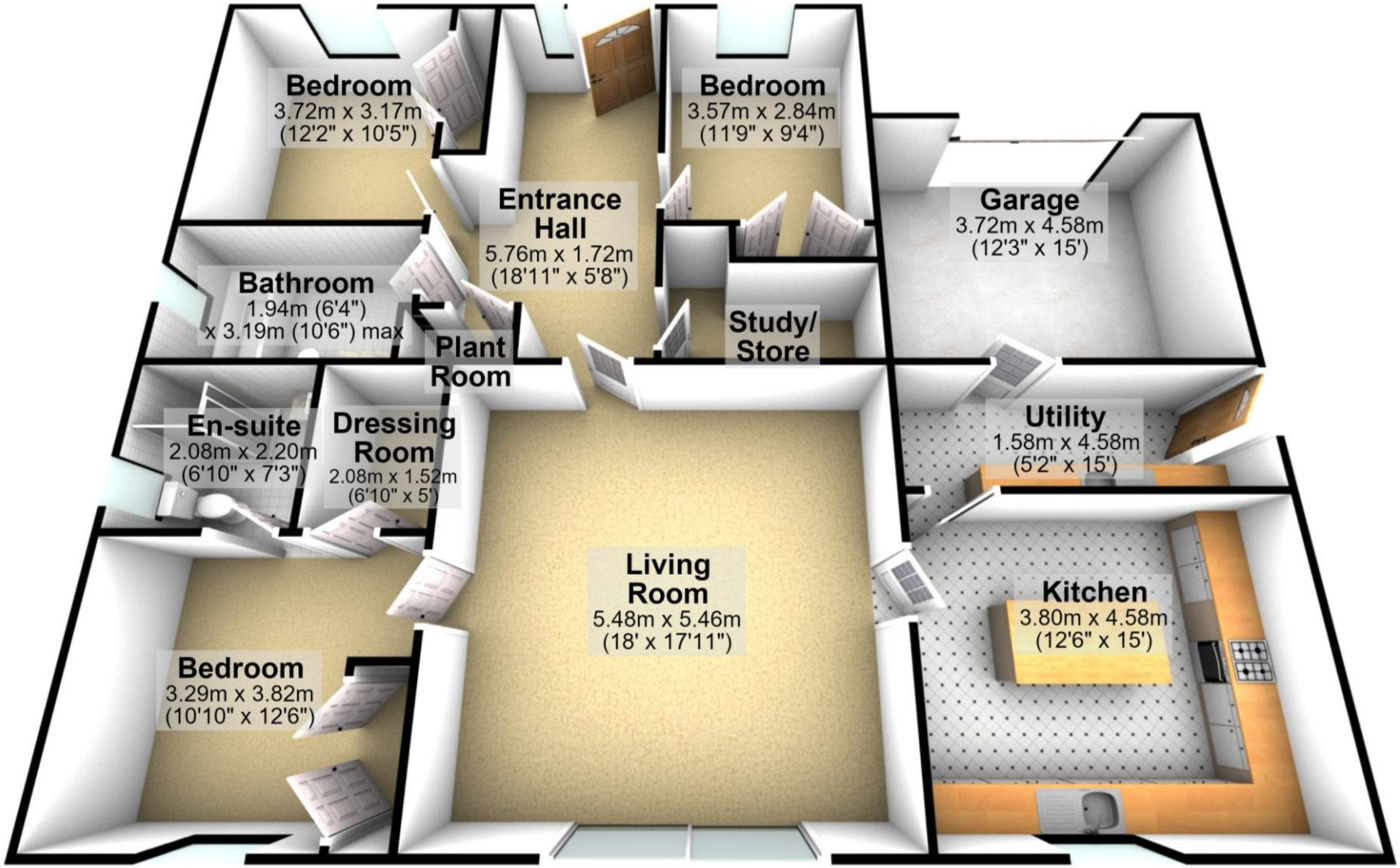
By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300
E-mail: a.young@edwin-thompson.co.uk






Bedroom
3.72m x 3.17m
(12'2" x 10'5")
Bedroom
3.57m x 2.84m
(11'9" x 9'4")
Entrance Hall
5.76m x 1.72m
(18'11" x 5'8")
Garage
3.72m x 4.58m
(12'3" x 15')
Bathroom
1.94m (6'4")
x 3.19m (10'6") max
Plant Room
Study/ Store
En-suite
2.08m x 2.20m
(6'10" x 7'3")
Dressing Room
2.08m x 1.52m
(6'10" x 5')
Utility
1.58m x 4.58m
(5'2" x 15')
Living Room
5.48m x 5.46m
(18' x 17'11")
Kitchen
3.80m x 4.58m
(12'6" x 15')
Bedroom
3.29m x 3.82m
(10'10" x 12'6")



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Images, photographs and marketing materials may have been digitally cleaned, enhanced or edited for presentation purposes, including through the use of AI-assisted technology.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207).

Registered office:28 St John's Street, Keswick, Cumbria, CA12 5AF

Plot 24 Ruberslaw Drive

Denholm, TD9 8BL

Edwin Thompson

Galashiels Office

T: 01896 751300
Edwinthompson.co.uk