



Braeside , Redpath, TD4 6AD

Guide price £495,000





Braeside Redpath, TD4 6AD

- Detached Family Home
- Study/4th Bedroom
- Detached Double Garage
- Sought-After Location
- Excellent Local Schooling
- 3 Bedrooms (One En-suite)
- Extensive Garden
- Large Private Driveway
- Peaceful Semi-Rural Setting
- Commutable to Edinburgh

Braeside is an exceptional, individually built 3-bedroom family home set at the heart of the much sought-after village of Redpath, a short distance from Earlston and Melrose. Entering into the driveway, you are greeted by a turret and attractive arched windows and doors. The property offers spacious, versatile accommodation, over two floors, boasting wonderful features including vaulted ceilings and raked windows, with a generous private garden and double garage with ample driveway parking. The property is well-placed for commuters, with both the A68 and Tweedbank Railway Station a short drive away.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - UTILITY ROOM - DINING ROOM - CONSERVATORY - LOUNGE - 3 BEDROOMS (ONE EN-SUITE) - OFFICE - BATHROOM -



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Internally

Stepping in to Braeside through a welcoming porch, you are immediately greeted by a spacious central dining hall, large enough for a dining table and dresser. From the dining hall, there is access to the conservatory with outstanding views over the rear garden. Bi-folding doors allow for the conservatory to be separated from the rest of the house, making it a perfect space for relaxing or potential hobby room. To the rear of the property, the kitchen is well-proportioned and thoughtfully laid out, benefitting from an adjoining pantry and a separate utility room, offering excellent practicality for day-to-day living. Both conservatory and utility room have access to the rear garden.

Accessed off the dining hall, the main lounge offers a comfortable setting for more formal or cosy evening with dual aspect windows overlooking the south-facing garden. The lounge is centred around a multifuel stove which is surrounded by a striking marble fireplace enhancing the room with both comfort and character.

Also on the ground floor is a large double en-suite bedroom which is fitted with built in wardrobes and benefits from an attractive angled bay window. The ground floor en-suite bedroom is an ideal space for guests, multi-generational living or could be used as an alternative principal bedroom. The shower room adds further convenience to this level.

The ground floor is completed by two useful storage cupboards located within the entrance porch, along with a generous understairs cupboard providing additional storage space.

A sweeping staircase from the dining hall leads to the first floor to a landing hallway that provides access to the two bedrooms, family bathroom and office. All rooms on the first floor are bright and spacious due to raked dormer windows. Both bedrooms benefit from eaves storage and stunning vaulted ceilings with exposed beams. The family bathroom is also located on this level and is fitted with a four-piece suite serving the upstairs accommodation. The office is south-facing and is currently utilised as a home office providing excellent flexibility for modern working requirements.

Kitchen

The kitchen is easily accessed from the dining hall and is flooded with natural light via two large windows overlooking the flower beds and vegetable patch in the rear garden. The kitchen is fitted with a comprehensive range of wall and base units complemented by Corian worktops and lovely tiled splashbacks. There is also ample room to accommodate a table centrally, making it an ideal setting for both casual dining and entertaining.

The kitchen incorporates an inset 1.5 bowl sink with mixer tap and benefits from an integrated extractor hood. There is space provided for a freestanding cooker, along with undercounter space for a dishwasher, ensuring it is well-equipped for modern day-to-day living. There is additional kitchen storage via a pantry cupboard large enough to store additional equipment with enough space to also store goods.

The utility room completes the kitchen area and enhances the overall functionality of the kitchen. The room is fitted with further area of worktop, a stainless-steel sink with mixer tap, and has undercounter space for a washing machine. There is also built in cupboard space for storage and a pulley maid above.



Bathrooms

The ground floor ensuite bedroom benefits from a modern shower room beautifully finished with stone effect wall and floor tiles. There is a three-piece suite fitted including WC, vanity sink unit with storage and shower cubicle with mixer shower. The shower room is completed with a heated towel rail.

The family bathroom is conveniently located on the first floor and is well-appointed with a four-piece suite including WC, bidet, vanity wash hand unit and bath with overhead shower. The bathroom is well equipped with a heated towel rail, multiple built in storage cupboards and is completed with tiled splashbacks.

Externally

The property is set within an exceptional and beautifully maintained plot, with the garden forming a true highlight of the home. Stretching out behind the house, the grounds are thoughtfully landscaped to create a wonderful sense of space, privacy, and colour throughout the seasons.

Immediately to the rear, a paved terrace provides the perfect setting for outdoor dining and entertaining, enjoying a pleasant outlook over the gardens. From here, the lawn extends outwards, framed by well-stocked borders filled with a variety of mature shrubs, plants, and trees, bringing a rich tapestry of colour and texture.

The garden continues to unfold as you move further down the plot, revealing a series of distinct areas including established planting beds, vegetable patches, and more informal spaces, ideal for keen gardeners or those looking to create their own outdoor retreat. Mature trees and hedging provide a high degree of privacy, while also enhancing the natural feel of the surroundings.

A particularly attractive feature of the garden is its depth, offering a rare sense of seclusion and tranquility, with different areas to enjoy throughout the day. Whether relaxing on the lawn, tending to the garden, or entertaining guests, the outdoor space caters effortlessly to a range of lifestyles.

Overall, this is a substantial and versatile garden that perfectly complements the property, combining practicality with visual appeal in a peaceful and picturesque setting.

Outbuildings

The property is approached via a generous and well-maintained driveway, providing ample off-street parking for multiple vehicles. Mature planting to the front offers a degree of privacy and greenery on approach, creating an attractive setting as you arrive.

Positioned to the side of the property is a substantial detached double garage, featuring two up-and-over doors and a distinctive circular window above, adding character to the exterior. The garage provides excellent secure parking as well as additional storage space, catering perfectly to modern family needs.

Location

Braeside is located in the charming village of Redpath which is around two and a half miles from Earlston that has a wide range of amenities including a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, five miles away, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital.

Galashiels, around nine miles away has large supermarkets and many other High Street brands plus a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose.

Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities.

Redpath is well placed for commuting to Edinburgh and most Border towns with access to the A68 only a few minutes away, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately five and a half miles away, with a further station in Galashiels at the Transport Interchange. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.

Fixture & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services

Mains Electricity and water. Drainage is to private septic tank, LPG central heating.

Council Tax

Council Tax Band F.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



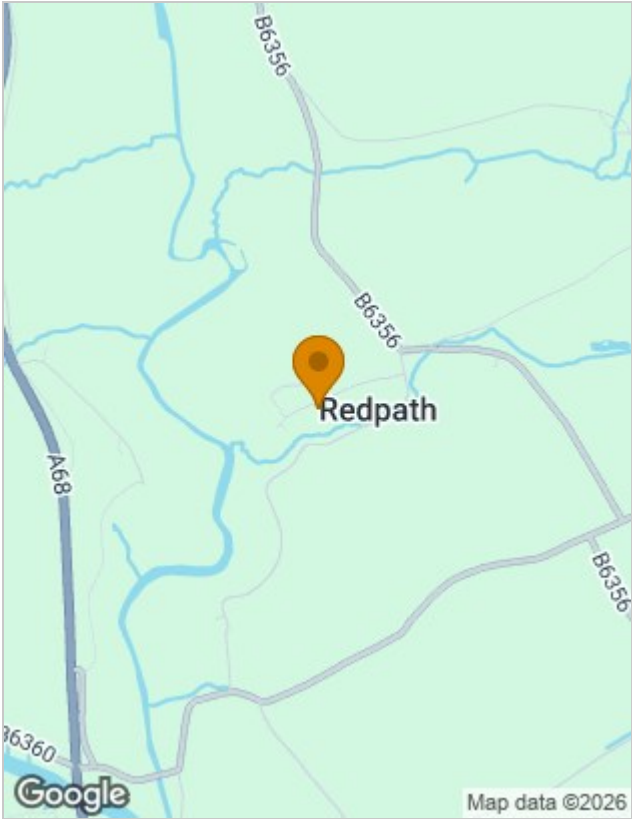
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

