



3 Brewster Place, Gattonside, TD6 9NE

Guide price £205,000





# 3 Brewster Place

Gattonside, TD6 9NE

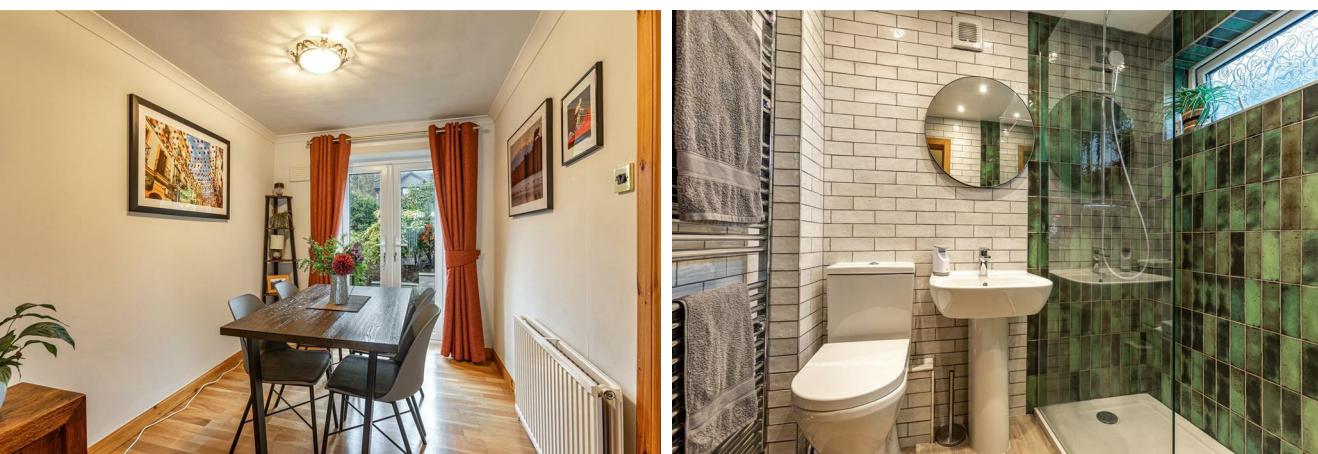
- End Terraced House
- Immaculately Presented
- Double Glazing & Gas Central Heating
- Perfect Downsizing Opportunity
- Close to Melrose
- Two Bedrooms
- Modern Fixtures & Fittings
- Ideal First Time Buy
- Short Drive to Train Station
- Much Sought-After Village Location

We are delighted to bring to market this very well-presented two bedroom end-terraced house located in the much sought-after village of Gattonside, just a short distance from the popular town of Melrose and with easy commuting distance of both Edinburgh and central Borders area.

The property has been finished to an immaculate standard with modern fixtures & fittings throughout, providing a turnkey home in a quiet cul-de-sac. The property further benefits from enclosed private gardens and plentiful parking to the front for residents and guests. Viewing is highly recommended to avoid disappointment.

## ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE / DINING ROOM - BREAKFASTING KITCHEN - SHOWER ROOM, TWO BEDROOMS - HALL LANDING with UTILITY / WC OFF -



### Internally

Upon entering the property you are welcomed into a central hallway that provides access to the main living accommodation and the staircase leading to the upper floor. To the front of the home sits a bright and generously proportioned lounge, offering a comfortable and inviting space ideal for both relaxing and entertaining. To the rear, the adjoining dining room enjoys a pleasant outlook and is conveniently positioned next to the kitchen, creating a sociable layout well suited to everyday family living and hosting guests. Completing the ground floor is a modern shower room, adding valuable flexibility and convenience.

The staircase leads to the first floor, where the property offers two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobe storage, while the second bedroom is equally versatile, making it ideal for use as a guest room, child's bedroom or home office. There is a useful utility cupboard off the upper landing providing a space for the washing machine and also a convenient WC.



#### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

#### Services

Mains water, electricity, gas and drainage.

#### Location

Gattonside village boasts two restaurants and a village hall, and is just a short walk over the Chain Bridge to Melrose. Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

#### Council Tax Band

Tax Band B.

#### Home Report

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

#### Viewings

Strictly by Appointment Only via James Agent.

#### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest 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.

#### Kitchen

The newly fitted kitchen is a stylish and highly functional space, finished to an excellent standard and designed to suit modern living. Fitted with contemporary shaker-style cabinetry in a soft neutral tone, the kitchen is complemented by warm wood-effect worktops and coordinated splashbacks, creating a timeless yet practical finish. Integrated appliances and generous storage ensure the space is as efficient as it is attractive.

A particular highlight is the impressive peninsula, which provides an ideal spot for casual dining, entertaining or use as a home working station, adding flexibility to the layout. Thoughtfully positioned lighting enhances both task and ambient use, while the overall layout maximises workspace and flow.

The kitchen also benefits from direct door access to the rear garden, allowing for easy indoor-outdoor living and making it perfect for summer dining and everyday convenience.

#### Shower Room

The shower room has been finished to an exceptional standard, combining premium fittings with striking, high-quality tiling to create a stylish and contemporary space. The room features a generous walk-in shower enclosure with a sleek glass screen and modern rainfall shower, set against beautifully finished, richly toned tiles that add depth and character.

Complementing the shower is a contemporary white suite comprising a WC and pedestal wash hand basin, paired with quality chrome fittings and a minimalist round mirror. The contrasting wall tiles and wood-effect flooring create a warm yet modern aesthetic, while thoughtful touches such as a heated towel rail and recessed storage enhance both comfort and practicality.

#### Externally

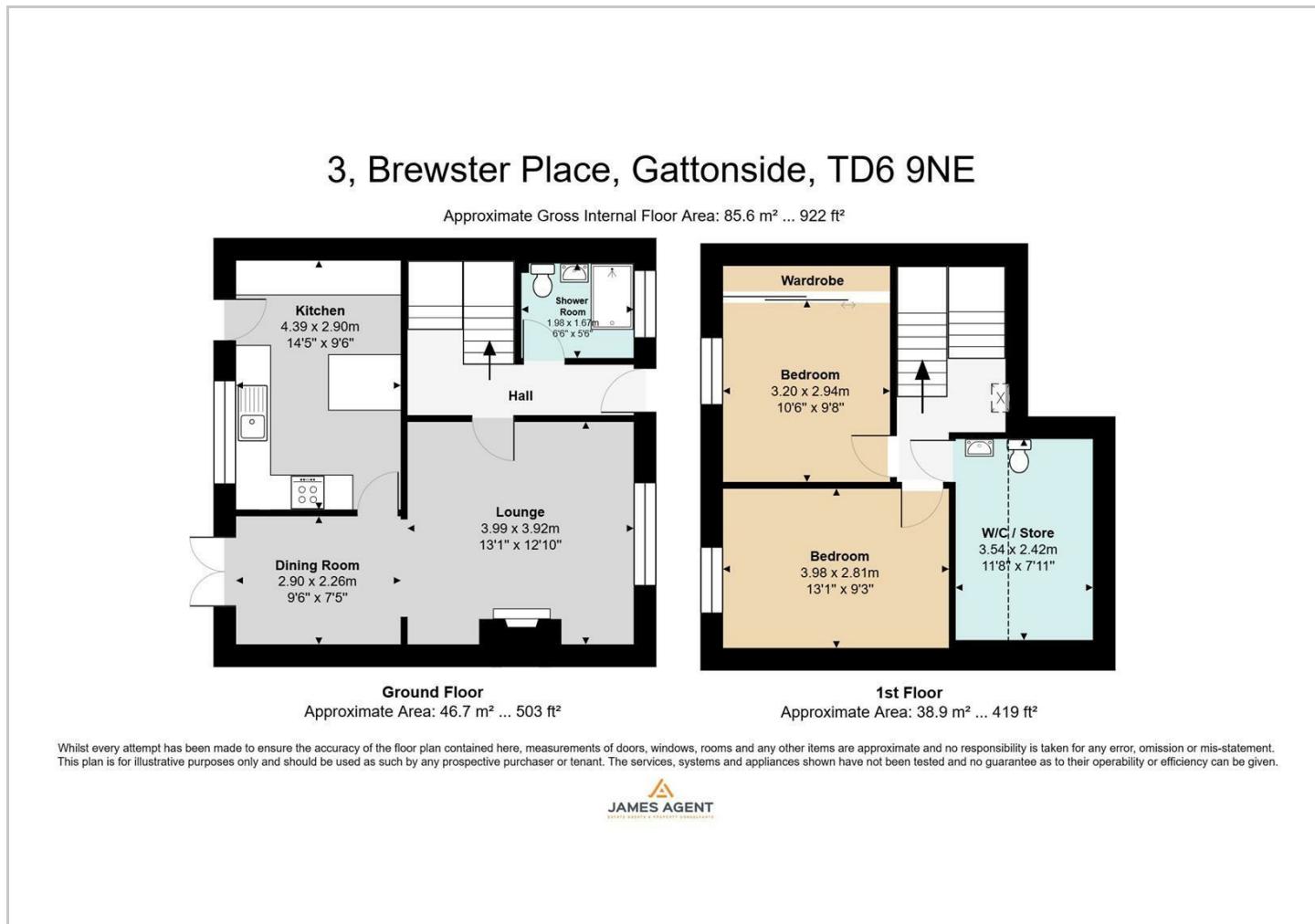
The gardens to the front and rear are easily maintained with mature shrubs and slate chippings. To the rear the garden is enclosed with raised bedding areas with trees and plants.



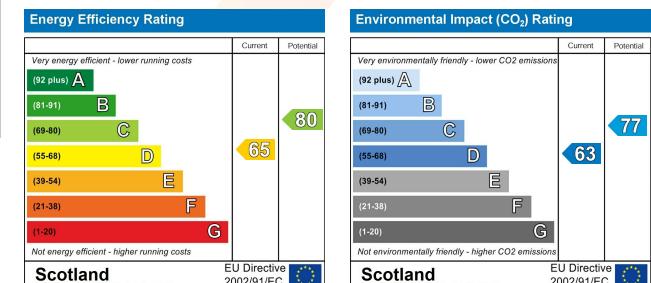


## Floor Plans

## Location Map



## Energy Performance Graph



## 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.