

HASTIN^{LEGAL}&S



15 Brunton Park

Bowden, Melrose, TD6 0SZ

Offers Over £345,000





Set to the edge of the picturesque conservation village of Bowden, 15 Brunton Park enjoys a wonderful open countryside aspect and an enviable position within a peaceful development. This immaculate family home offers generous and versatile accommodation, a beautifully established rear garden and the advantage of a fully equipped summer house, making it an excellent choice for modern family living.



15 BRUNTON PARK

A particularly appealing find, the property combines the charm of village life with a contemporary interior and a layout designed to adapt to changing needs. Four comfortable bedrooms include a generous ground floor principal suite with adjoining shower room, while the stylish open-plan living space provides a wonderful setting for both everyday family life and entertaining. The summer house, complete with double glazing and electricity, offers an ideal home office, studio or additional leisure space.

With a private driveway providing parking to the front, the main entrance opening into a welcoming hallway. The principal living accommodation flows naturally from one room to the next, creating a bright and sociable environment. The living room enjoys an attractive dual aspect, feature fireplace and excellent proportions, opening through to a generous dining area with patio doors leading directly onto the garden. Beyond this, the elegant streamlined kitchen provides a smart and practical finish. Also accessed from the entrance hall, the ground floor principal bedroom is particularly generous, enjoying a bright dual aspect and Jack and Jill shower room.

Upstairs, three further welcoming bedrooms provide excellent flexibility for family and guests, all served by a generous family bathroom with separate shower.

The rear garden is a wonderful complement to the accommodation and has been thoughtfully established to create an attractive yet easily maintained outdoor space. Fully enclosed, level and private, it features a delightful mix of mature planting, fruit trees and seasonal colour, with gravelled pathways leading between various seating areas. A dedicated dining patio provides an ideal spot for outdoor entertaining, while the fully fitted summer house benefits from double glazing and electricity, making it a genuinely useful extension of the living accommodation. A timber garden shed provides additional storage.

LOCATION

Bowden is a picturesque conservation village situated at the foot of the Eildon Hills, offering a wonderful combination of rural

surroundings and a strong community atmosphere. The village is within easy reach of St Boswells and Melrose, with a school bus service operating for both primary and secondary school children.

Nearby Melrose is one of the Borders' most sought-after towns, centred around a bustling marketplace with a range of independent retailers, cafés and restaurants. A popular tourist destination, the town is home to the historic Melrose Abbey and the Roman museum at Trimontium. The Melrose bypass provides excellent access towards Galashiels and the wider Borders, while Edinburgh city centre can be reached in approximately an hour by road. The surrounding area offers an excellent choice of sporting and recreational opportunities, with the Eildon Hills providing wonderful walking country and the wider Border countryside offering an abundance of outdoor pursuits.

HIGHLIGHTS

- Immaculate family-sized accommodation
- Four bedrooms
- Generous ground floor principal suite with Jack and Jill shower room
- Versatile ground floor accommodation, ideal as a home office or studio
- Stylish open-plan living and dining space
- Private, level and established rear garden
- Fully equipped summer house with double glazing and electricity
- Peaceful village setting with countryside outlook
- Excellent location for family life
- Convenient access to the A68 and wider transport links
- Excellent Home Report condition

SERVICES

Mains water, electricity & drainage. Oil central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Band D.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £345,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. 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.

TENURE

Freehold

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



