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BRIAR COTTAGE, EASTGATE, DENHOLM, NR HAWICK, TD9 8NQ

TWO BEDROOM COUNTRY COTTAGE WITH GARDEN

EPC E

OFFERS AROUND £195,000

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OFFERS AROUND £195,000

Set in the heart of the ever-popular village of Denholm, Briar Cottage forms a charming semi detached dwelling house in the heart of the village and well placed for local amenities. To the side of the property there is a recently completed low maintenance paved garden. This quaint village cottage must be seen to fully appreciate its charm.

Internally on the ground floor the front porch provides access through to a hallway with steps leading up to first floor level. The kitchen overlooks the front garden and comprises of a range of timber floor and wall units with space for a small table and chairs. There is an integrated fridge freezer and dishwasher and space for a washing machine. There is also space for a range style cooker (LPG) and practical tiled flooring. The lounge is also located to the front and has neutral coloured carpet flooring. There is a multi fuel stove offering a cosy main focal point and this fires the central heating (with separate emersion heater for water in the summer) Accessed off the lounge is the recently added sunny conservatory. This overlooks the side garden and is a useful additional entertaining space which has the benefit of power and light. A rear hallway houses two useful storage cupboards and from here a door leads out to the rear where there is an integrated coal store. Completing the ground floor accommodation is the family bathroom which comprises a three piece suite of bath, wash hand basin and WC, The bathroom is decorated in sunny yellow and has a bath shower mixer tap located over the bath.

The first floor is accessed via a carpeted staircase from the hallway. The upper landing has a useful storage area. The master bedroom is a spacious room with neutral decor and carpet flooring. There is a feature wall in red. Bedroom 2, currently used as an office, also overlooks the front and has a range of fitted storage facilities currently in situ.
Externally, there is a small low maintenance front garden with front porch. The side garden is also immaculately kept and a front hedge offers a degree of privacy.

Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

ROOM SIZES:
Sitting Room: 3.00 X 5.25
Kitchen: 2.00 X 5.25
Conservatory: 2.40 X 2.95
Bathroom: 1.90 X 3.00
Master Bedroom: 3.60 X 4.25
Double Bedroom: 3.10 X 4.25

APPROXIMATE JOURNEY TIMES: Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

SERVICES: Double glazing. Mains water and electricity. Solid fuel central heating.

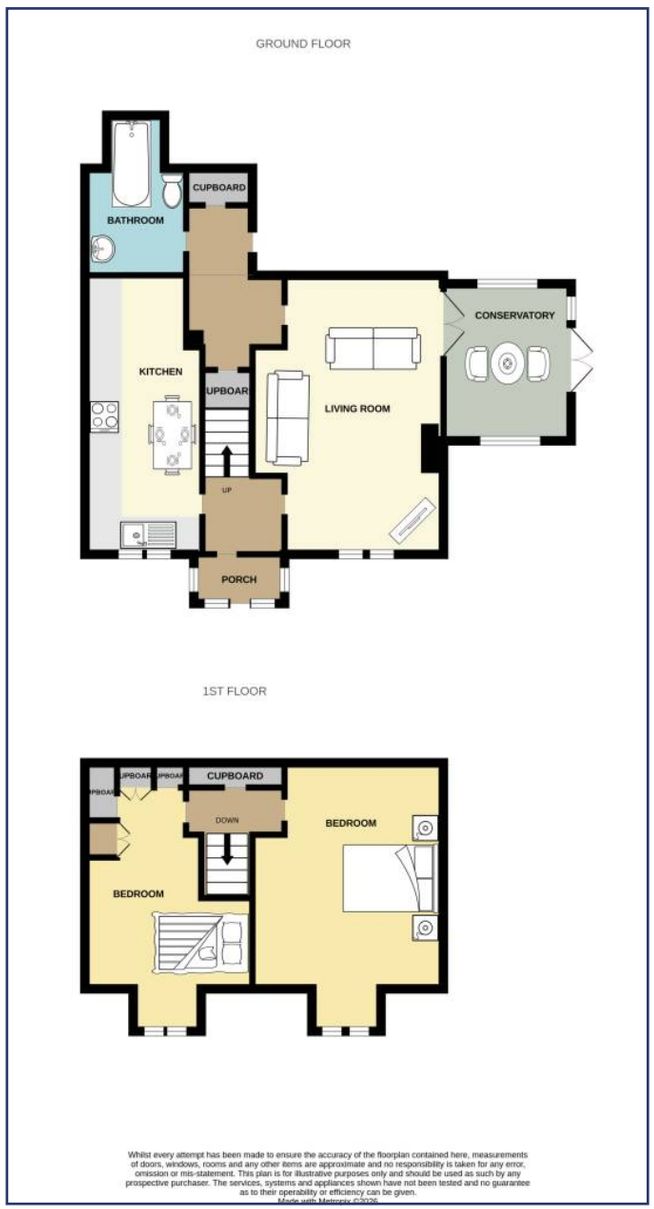
VIEWING: Strictly by appointment with Geo & Jas Oliver WS.

FIXTURES & FITTINGS: Included in the sale are all carpets, lighting and bathroom fittings.

HOME REPORT: Available upon request.

EPC: E **COUNCIL TAX:** B

VIEWING: By appointment with Geo and Jas Oliver W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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