JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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Rikkiburn Main Street, Newstead, TD6 9DX

Guide price £180,000

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Rikkiburn Main Street Newstead, TD6 9DX

- Ground Floor Flat
- Open Plan Living
- Well Presented Throughout
- Short Drive to Train Station and BGH
- One Bedroom
- Highly Sought After Location
- Mature South-Facing Garden

Rikkiburn is a charming one-bedroom home situated in the heart of the popular Borders village of Newstead, within easy reach of Melrose. The property offers well-presented accommodation arranged on one level, comprising a welcoming entrance hallway, spacious open-plan kitchen/sitting room, generous double bedroom, separate WC and a versatile office/snug. Full of character and offering a practical layout, the property would make an ideal permanent home, countryside retreat or investment opportunity.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School. Melrose was also voted 'One of the Best Places to Live in Scotland in 2022' by The Sunday Times.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN/SITTING ROOM - BEDROOM - WC - OFFICE/SNUG -





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Internally
The property is entered via the front door into a central entrance hallway, which provides access to the accommodation throughout. To the right is a bright and spacious open-plan kitchen/sitting room, creating a sociable and versatile living space with ample room for both comfortable seating and dining furniture. There is also an approved planning application to install a back door in the kitchen which would provide direct access to the garden grounds.

To the left of the hallway is a generously proportioned double bedroom. Beyond the bedroom is a separate WC, while an additional office/snug provides a useful flexible space, ideal for home working, hobbies or occasional use.

The accommodation is well arranged on one level, combining a generous open-plan living area with a spacious bedroom and useful additional room.

Kitchen
The kitchen is fitted with a good range of shaker-style wall and base units, complemented by solid timber worktops and tiled splashbacks. A traditional Belfast sink with mixer tap is positioned beneath the window, while integrated appliances include an electric oven and ceramic hob with extractor hood above. There is also undercounter space for a dishwasher and additional space for a freestanding fridge/freezer. The kitchen forms part of the open-plan sitting area, providing ample space for a dining table and creating a practical and sociable living space.

Bathroom
The cloakroom is fitted with a two-piece suite comprising a WC and pedestal wash hand basin. Within the bedroom, there is also a freestanding bath with laminate splashbacks, providing additional bathing facilities.



Externally
The generous rear garden is beautifully established, featuring an abundance of mature trees, shrubs and colourful planting which create an attractive and leafy outdoor setting. Gravel pathways wind through the garden, providing access to a variety of planted areas and raised beds, ideal for keen gardeners and growing fruit, vegetables and herbs. A charming garden pond provides an additional feature, while a seating area positioned amongst the planting offers a lovely spot to relax and enjoy the surroundings. The garden is enclosed by a combination of mature hedging and fencing, completing this well-stocked and thoughtfully planted outdoor space.

Location
This property occupies an enviable location in the popular village of Newstead, close to Melrose which is regarded by many as one of the most desirable Border Towns, which has also just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides and extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood 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 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
Tax Band A.

Fixtures & Fittings
Fitted floor coverings, blinds and curtain poles are to be included within the sale.

Services
All mains services are present including water, electricity, gas & drainage.

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

Viewings
Strictly by Appointment via James Agent.

Offers
All offers should be submitted in writing in Scottish Standard Legal format by your Solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

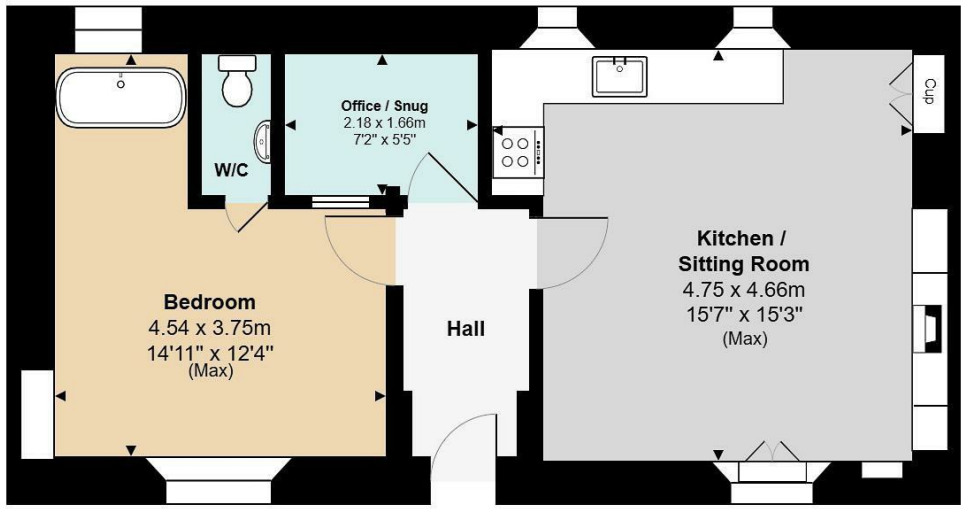




Floor Plans

Rikkiburn, Main Street, Newstead, Melrose, TD6 9DX

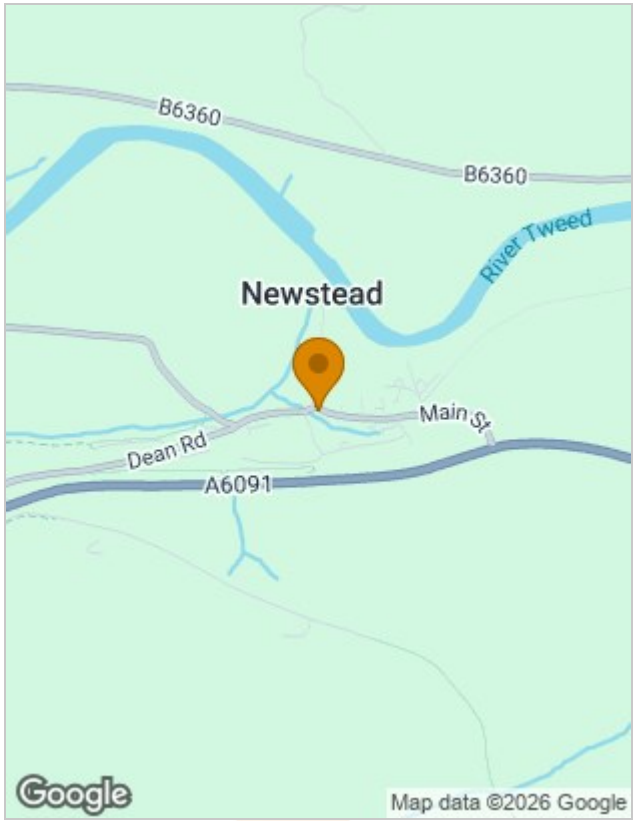
Approximate Gross Internal Floor Area: 44.5 m² ... 479 ft²



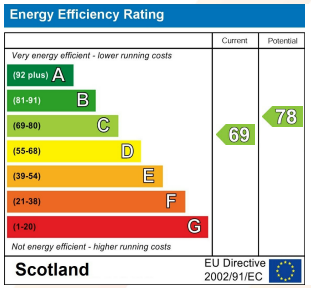
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

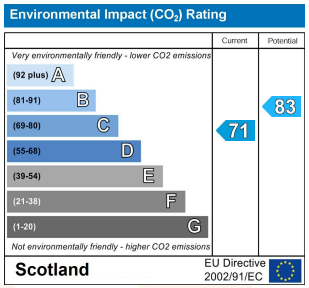
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Location Map



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.