



Merlin's Cottage, Drumelzier, Broughton, ML12 6JD
Offers Over £300,000



Nestled within idyllic countryside surroundings on the outskirts of the picturesque village of Drumelzier, Merlin's Cottage is a charming three-bedroom detached home enjoying breathtaking views across the surrounding landscape.



DESCRIPTION:

Dating back to the 1700's and steeped in mythical and historic tales, this enchanting property offers a rare blend of peaceful rural living, timeless character, and a truly magical setting. Well-presented throughout with a welcoming ambience, the cottage offers 828 sq. ft. of comfortable accommodation, with a further 112 sq. ft. including the studio, all set within a magnificent private and mature garden. Situated just three miles south of Broughton, which offers a local community shop and primary school, the property is also conveniently placed for the nearby towns of Peebles and Biggar, both providing a wider range of amenities and schooling. Combining an idyllic rural setting with excellent connectivity, this delightful home is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

With an attractive approach along a pebbled pathway, the accommodation opens into a welcoming central hallway, creating an immediate sense of charm and arrival. Bathed in natural light from a front-facing window framing attractive views, the sitting room provides a wonderful and relaxing space, with an inset log-burning stove creating a charming focal point. The quintessential cottage kitchen is fitted with a good range of timeless wall and base units, incorporating a classic City 60 AGA and a Belfast sink, thoughtfully positioned between two rear-facing windows that enjoy direct views across the surrounding fields. Space and services are provided for a washing machine and a fridge freezer. The kitchen further benefits from a large built-in cupboard, offering excellent additional storage. The fabulous dining room flows effortlessly between the two principal spaces, forming a warm and inviting heart of the home. Full-width windows to the rear flood the room with natural light, perfectly framing inspiring views and the most spectacular sunsets. Patio doors to the side further enhance the space, creating a seamless indoor-outdoor flow and an ideal setting for family gatherings and entertaining friends. The principal bedroom benefits from a full wall of deep fitted wardrobes, together with a front-facing window enjoying attractive countryside views. There are two further bedrooms, comprising a further double to the front and a comfortable single to the rear. Completing the accommodation is the family bathroom, fitted with a vanity unit wash hand basin, WC, and a double-ended bath with mains shower over. Additional space is provided by the fantastic studio, accessed externally. This versatile room offers a wealth of potential uses and benefits from power and lighting. It features a side entrance door, a front-facing window, and French doors to the opposite side, opening directly onto the private garden.

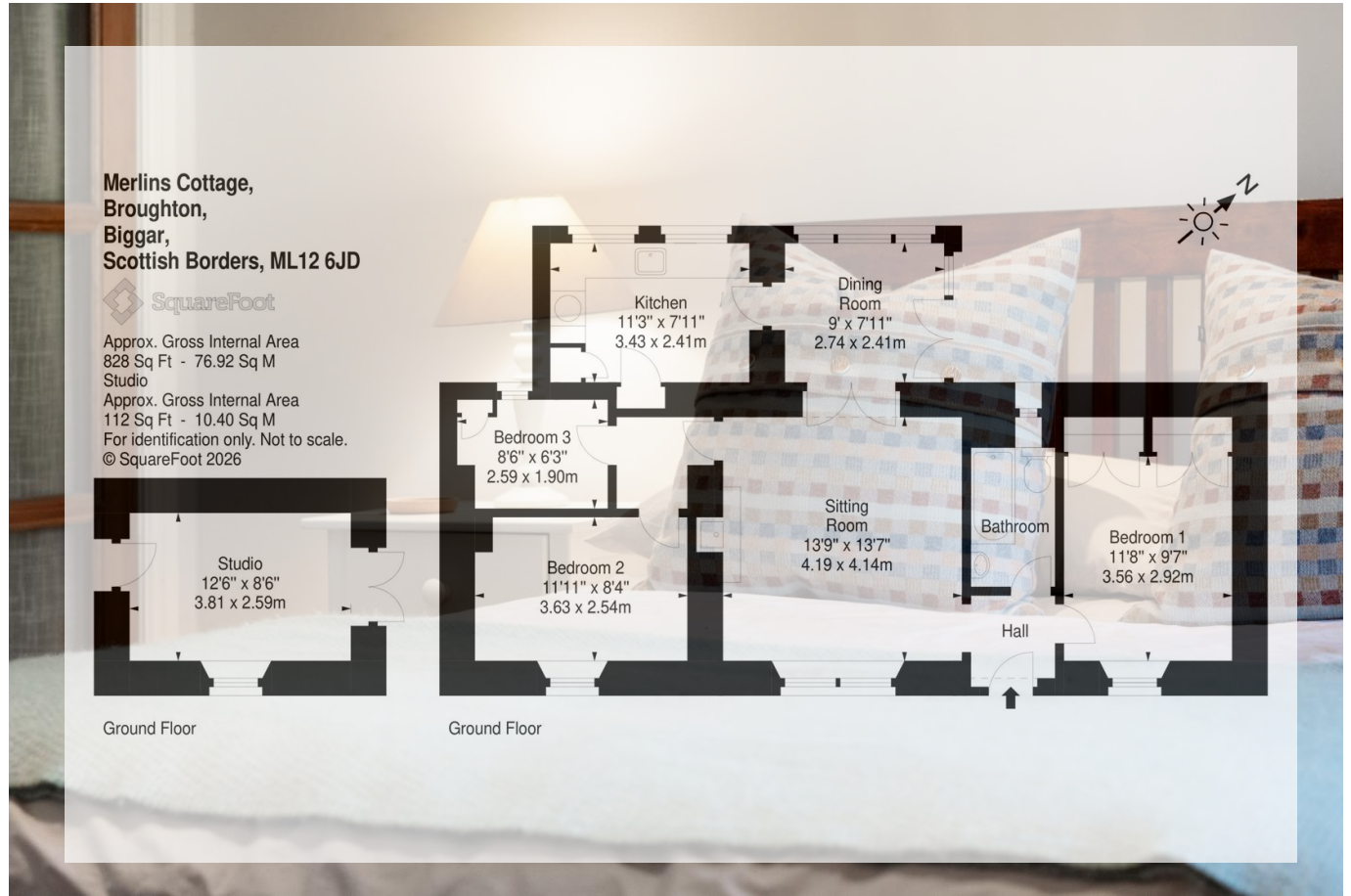
OUTSIDE:

Externally, set against a backdrop of uninterrupted views over adjoining fields and rolling hills beyond, the property is further enhanced by its beautifully private garden grounds. A chipped driveway provides convenient off-street parking with two external power points, while a timber gate and fencing lead to the rear garden, which is enclosed by original stone walling and perfectly positioned to take in the surrounding rural landscape. To the side, a magnificent mature garden unfolds, richly planted with established trees, vibrant seasonal colour, and lush greenery, creating a tranquil haven to relax and fully appreciate the breathtaking countryside setting. A paved patio offers an idyllic spot for morning coffee, afternoon aperitifs, and alfresco dining, while a large timber shed provides excellent practical storage.

LOCATION:

Set within the picturesque Tweed Valley, Drumelzier offers a truly idyllic rural setting surrounded by some of the most beautiful countryside. Steeped in history and legend, the village is nestled along the banks of the River Tweed, with rolling hills, open farmland, and scenic walking routes forming a stunning natural backdrop in every direction. Renowned for a number of outdoor pursuits and boast Dawyck Botanic Gardens and Stobo Castle health spa just minutes away. Despite its peaceful, rural feel, Drumelzier is within easy reach of the nearby Village of Broughton which offers a post office shop, bistro/tearoom, garage and primary school, whilst the wider Borders towns of Peebles and Biggar provide access to wider amenities, including independent shops, supermarkets, cafés, bars, restaurants and schooling at both levels. For those seeking connectivity to Edinburgh and north, as well as the south, easy access is via the A701 and A72 road networks, providing straightforward routes into the city centre and beyond, with Edinburgh approximately a comfortable 50-minute drive away. This makes Merlin's Cottage an appealing choice for those looking to balance countryside living with access to urban amenities and major transport links, combining tranquillity with a strong sense of community while remaining well connected to surrounding villages and wider destinations.







SERVICES:

Private water and drainage. Mains electricity. Oil-fired central heating system. UPVC double-glazed windows. FTTP broadband connection available.

CONSERVATION AREA AND LISTED BUILDING:

The property is not located within a Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds and shutters, the washing machine, and the fridge freezer will be included in the sale of the property. The City 60 AGA and pieces of furniture within the property may be available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for year 2026/2027 - £2,270.84. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (65) with potential B (89).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set unless the property has been sold previously.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared May 2026.

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk