

Thorterdean

TWEEDSIDE ROAD, NEWTOWN ST. BOSWELLS,
MELROSE, BORDERS, TD6 0PG



*Rarely available two-bed semi-detached
cottage in Melrose, set within the picturesque
countryside of Newtown St. Boswells*



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McEwan Fraser Legal is pleased to present this charming two-bedroom semi-detached cottage, thoughtfully arranged across three levels and adorned with a homely feel and a layout boasting a contemporary design.

THE KITCHEN



On the ground floor, a welcoming entrance hall guides you into the airy open-plan dining and kitchen area, while granting access to a well-finished WC. The kitchen features both wall and base units that complement the property's character, with windows on multiple sides bathing the space in natural light. Ideal for family gatherings and hosting, this area is tastefully decorated to harmonise with the cottage's ambience.



Moving to the lower level, the living room captures the essence of rural living and offers direct access to the rear garden, complete with a wood-burning stove for cosy evenings.

THE LIVING ROOM





Ascending to the first floor, you'll find two generously sized double bedrooms, each equipped with built-in wardrobes. The fully tiled family bathroom boasts a three-piece suite, including a shower over the bath, all finished to a high modern standard.

Additionally, the property features an insulated loft, providing ample storage space. With the added benefits of gas central heating and double-glazed windows throughout, comfort and efficiency are ensured.

BEDROOM 1



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BEDROOM 2

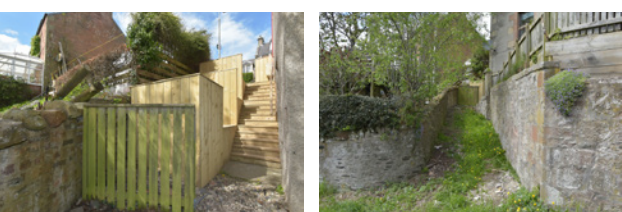
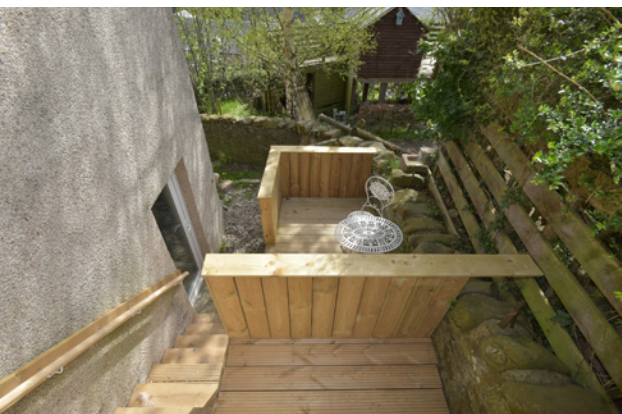


THE BATHROOM



Outside, the rear garden, featuring two levels of lawn, provides a tranquil retreat. Additionally, there is a decking area that offers stunning views, enhancing the outdoor space and providing an ideal spot to relax and enjoy the surroundings. This property is truly unique, quirky, and rarely available, making it an exceptional opportunity for prospective buyers. Early viewing is recommended.

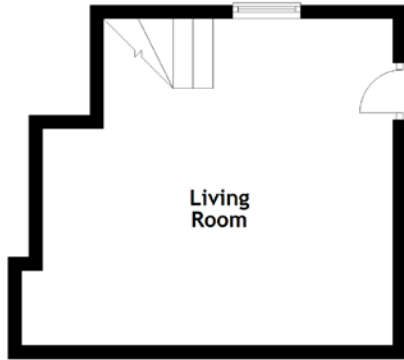
EXTERNALS & VIEWS



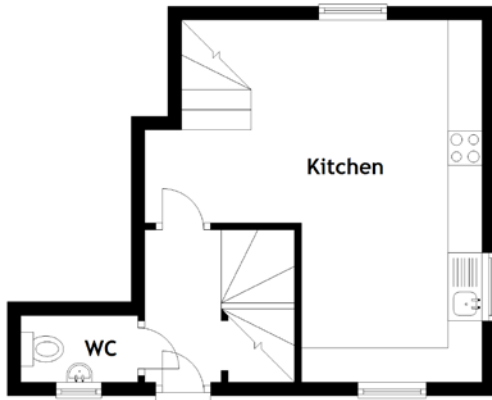


FLOOR PLAN, DIMENSIONS & MAP

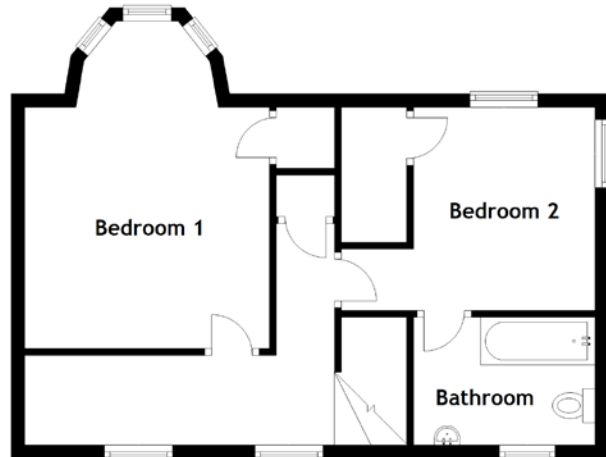
Lower Ground Floor



Ground Floor



First Floor

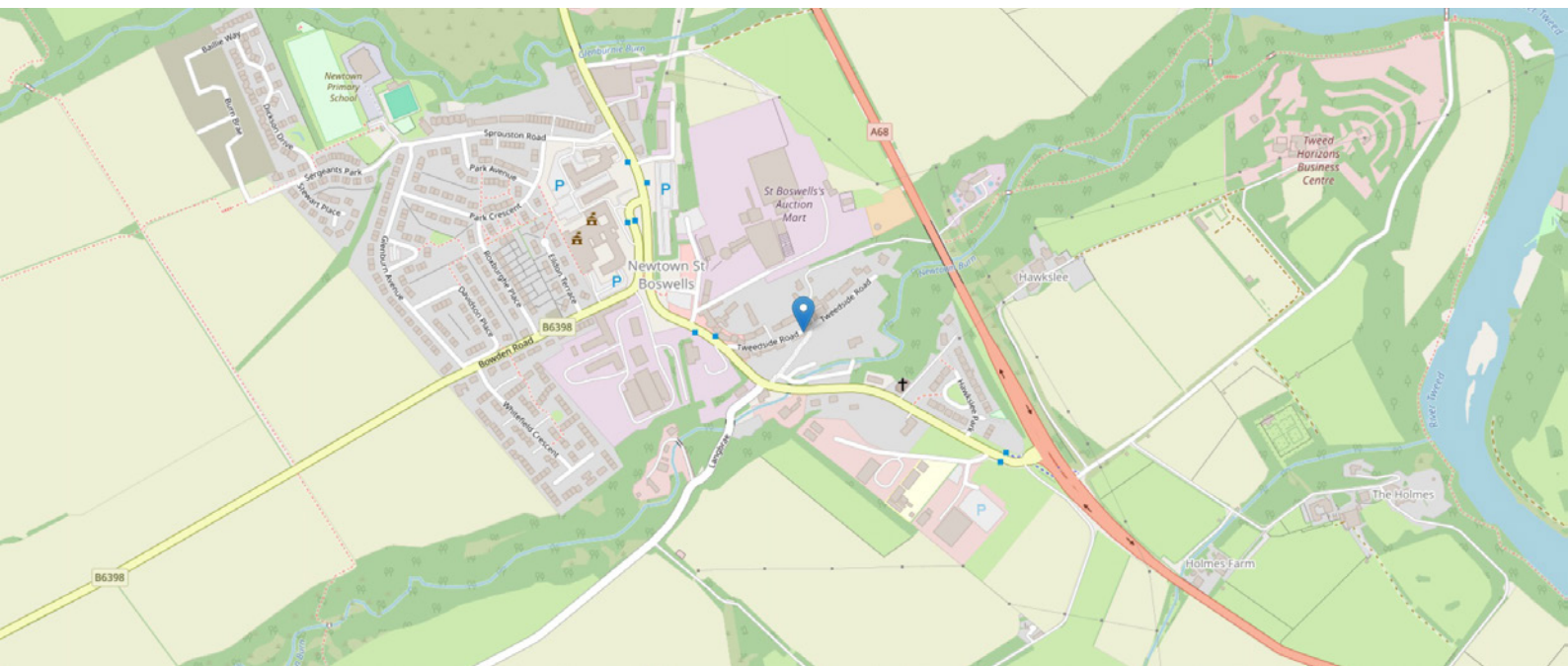


Approximate Dimensions
(Taken from the widest point)

Kitchen 5.31m (17'5") x 4.95m (16'3")
 WC 1.72m (5'8") x 0.98m (3'3")
 Living Room 5.45m (17'10") x 4.79m (15'9")

Bathroom 2.67m (8'9") x 1.87m (6'2")
 Bedroom 1 4.80m (15'9") x 3.59m (11'9")
 Bedroom 2 3.72m (12'3") x 2.98m (9'9")

Gross internal floor area (m²): 97m²
 EPC Rating: D



THE LOCATION

Surrounded by stunning countryside, Melrose is a picturesque town widely regarded as the Jewel of the Scottish Borders. It's home to the world-renowned Rugby Sevens tournament first played here in 1883. You can enjoy an abundance of leisure activities and sports in Melrose including tennis, horse riding, golf, and lovely walks, as well as partake in a spot of private fishing on the world-famous Bowden reservoir. This is a town that really takes pride in its appearance – evident from the abundance of unique, quality and independent shops located around half a mile walk from Fairways.





Melrose Abbey is a popular visitor attraction which is maintained by Historic Scotland and is one of many fascinating places of historic interest in the town. Melrose is a quality location that offers you culture, charm and places of outstanding natural beauty on your doorstep. The town is home to St Marys private school, Melrose Primary School and Nursery along with Earlston High School which is a short drive away and is one of the highest regarded secondary schools within the Scottish Borders.

The Borders Railway line is due to be up and running by September 2015 with half-hourly services at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour. The rail line is roughly 3/4s of a mile from the development. Edinburgh is 39 miles, Galashiels 4 miles and the Borders General Hospital is roughly a 2-minute drive from the property. (All distances are approximate).



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