

**Melrose**  
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## 12 Buccleuch Chase, St Boswells

TD6 0HB

**Offers Over £400,000**



A stunning & immaculately presented four bedroom detached villa situated in the prestigious Buccleuch Chase development, built on the historic site of the Duke of Buccleuch Hunt's former kennels. This property boasts a very spacious & bright interior, with a surprisingly large garden & a detached double garage with a monoblock drive. The ground floor is laid with solid oak flooring and comprises an entrance hall, lounge, dining kitchen, dining room, utility room, WC and master bedroom with en-suite bathroom. Upstairs, there are three additional bedrooms and a shower room. This is a unique opportunity to acquire a beautiful home in a highly sought-after location and viewing is essential.



# 12 Buccleuch Chase, St Boswells

TD6 0HB

**Offers Over £400,000**

Entrance Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs WC  
Downstairs Master Bedroom  
En-Suite Bathroom  
Three Further Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Large Garden  
Detached Double Garage  
Monoblock Drive



### Location

Buccleuch Chase is located on the site of the Duke of Buccleuch's former hunting kennels, converted into private homes in a small exclusive development on the edge of the historic Scottish Borders village of St Boswells. The conservation village of St Boswells is extremely well located in the centre of the Scottish Borders, lying just off the A68, which provides access to the main routes both North and South. The village has a population of approximately 1500 and for its size offers a superb range of facilities and recreational amenities, including a cricket pitch, tennis courts and picturesque golf course which meanders alongside the River Tweed. There is a primary school in the village with secondary schooling available in Earlston (7 miles to the north). The Waverley rail link to Edinburgh can be reached in around 12 minutes from St Boswells.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The light fitting in the dining room is excluded from the sale.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

G

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Factor Charge

There is an annual factor charge of approximately £110 per year which covers the upkeep of the communal areas.



Interested in this property?  
**Melrose**  
Call 01896 822796

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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**12 Buccleuch Chase, St Boswells**

Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft

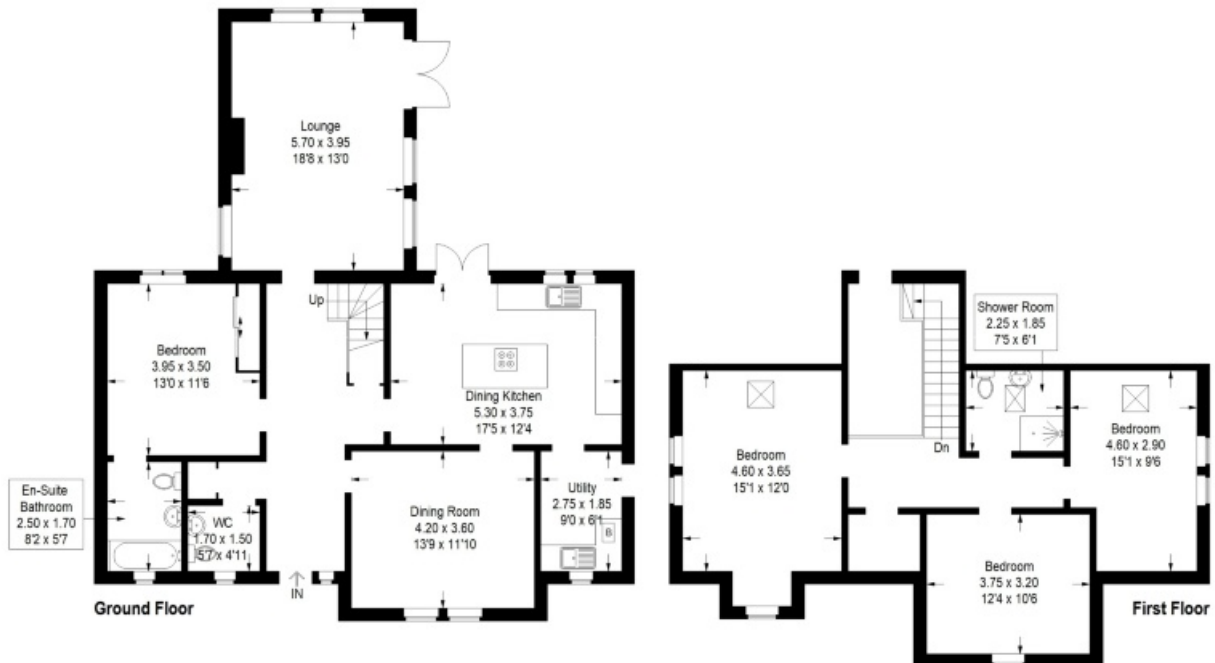


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUKsketch.com © 2023 (ID942303)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.