

● Beveridge  
● Philp  
& Ross  
**0131 554 6244**



Offers Over £142,500

**13 Springwell Brae, Broughton, ML12 6FE**





## Extremely Charming Terraced Villa Commanding Elevated Position Stunning Views

A superb opportunity to acquire an extremely charming terraced villa quietly situated while commanding an elevated position with stunning views within the picturesque village of Broughton.

Enjoying a bright southerly aspect, this delightful family home offers well-proportioned accommodation over two levels, generous in size and convenient in layout with excellent storage including a useful attic. In brief, the light and spacious accommodation comprises: entrance vestibule/hall, lounge with feature fireplace/solid fuel fire, well fitted kitchen with integrated appliances (5 x burner lpg gas hob, electric oven, dishwasher, automatic washing machine & fridge/freezer) and door to garden, three double bedrooms and bathroom with shower. Comfort is assured by means of air source central heating complemented by the installation of double-glazed windows. The property is set within sizeable easily maintained mature gardens, the front garden with lovely patio, well stocked borders & feature fishpond and the rear enclosed garden with large shed (light, power & log burning stove), greenhouse and polytunnel. All fitted floor coverings, curtains and blinds are also included.

### ACCOMMODATION (WIDEST POINTS)

Lounge	4.42 m x 4.06 m / 14'6" x 13'4"
Kitchen	4.88 m x 2.74 m / 16'0" x 9'0"
Bedroom 1	4.42 m x 3.05 m / 14'6" x 10'0"
Bedroom 2	3.86 m x 2.90 m / 12'8" x 9'6"
Bedroom 3	3.63 m x 2.87 m / 11'11" x 9'5"
Bathroom	2.29 m x 1.50 m / 7'6" x 4'11"

## LOCATION

Broughton, while an easy commute to Edinburgh and Glasgow, lies only approximately twelve miles from the larger country town of Peebles on the banks of the River Tweed. The village offers local convenience shopping, primary school, tearoom/bistro, church, garage and a thriving, welcoming community hall. A school bus operates to Peebles High School and a short drive away the historic market town of Biggar offers additional facilities including banking and post office services, health centre, golf course and gym. On the doorstep is The John Buchan Way, a walk from Broughton to Peebles, with spectacular scenery and cycling opportunities. Stobo Castle Health Spa and Dawyck Botanic Gardens are also within short driving distance. Lying central to Edinburgh and Glasgow, the village is ideal for commuting by car and public transport with a train service operating to Glasgow from Lanark.

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.

## EPC RATING

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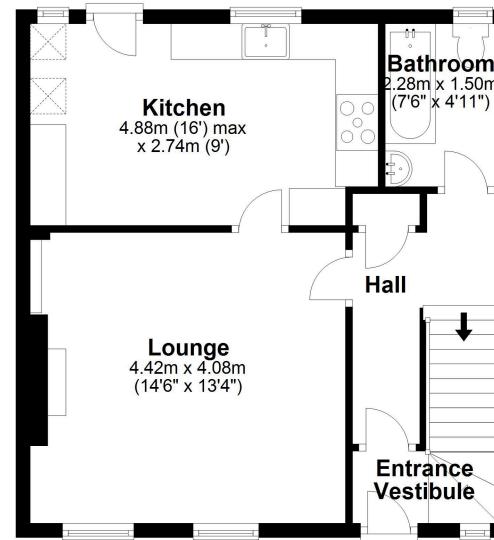
## VIEWING

By appointment, please telephone agents 0131 554 6244

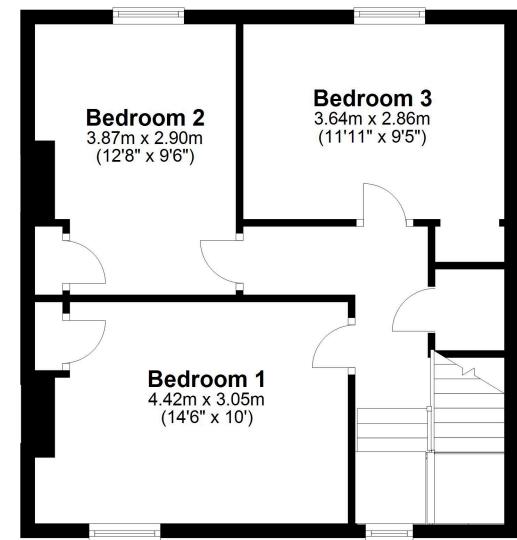




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*