

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Struan, Bowden

TD6 0SS

Guide Price £450,000



Located centrally within the sought-after conservation of Bowden, Struan is an extremely attractive and deceptively spacious detached family home in a beautiful area. Surrounded by stunning Borders countryside and nestled at the foot of the Eildon Hills. Previously extended to the rear, this property is an ideal purchase for anyone seeking a large family home with a flexible and versatile layout. It also has a large loft with amazing views, prime for conversion. The accommodation comprises: Vestibule, hall, sitting room, dining room, utility room, dining kitchen, lounge, downstairs WC, study/bedroom, rear hall, master bedroom with en-suite bathroom, three further double bedrooms, box room, bathroom. Externally there is a generous and well-maintained garden to the front, side & rear, detached double garage and a drive provides private parking for several cars. Early viewing of this lovely property is absolutely essential to fully appreciate and avoid disappointment.



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Vestibule
Hall
Sitting Room
Dining Room
Utility Room
Dining Kitchen
Lounge
Downstairs WC
Study/Bedroom
Rear Hall
Master Bedroom with En-Suite Bathroom
Three Further Double Bedrooms
Box Room
Bathroom

Oil Fired Central Heating
Triple, Double & Single Glazing

Generous Garden to Front, Side & Rear
Detached Double Garage
Large Drive



Location

The picturesque village of Bowden is situated approximately 3 miles from the town of Melrose, at the foot of the Eildon Hills and surrounded by beautiful countryside. Bowden is served by a small range of local facilities, including a village hall. Primary schooling is available in Melrose, Newtown St Boswells or St Boswells, with secondary education at Earlston High School or Galashiels Academy. Bowden is well placed for travel to many of the principal towns and villages within the region, as well as several of the major employers. The Scottish Borders Council HQ in Newtown St Boswells is less than a five minute drive, as is the Borders General Hospital. Edinburgh city centre is easily accessible via a 60 minute drive on the A68 trunk road or the Waverley rail link, with the station at Tweedbank less than a ten minute drive away.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Oil fired central heating, partial double glazing, high speed internet access.

EPC

E

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Selkirk, Tel 01750 723 868
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Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113909)

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.