

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Braehead House, Bowden

TD6 0SS

Guide Price £550,000



Braehead House is a substantial and extremely well-proportioned detached property, situated in the heart of the popular conservation village of Bowden. The well-loved family home would benefit from some modernisation and updating, but it is presented in neat & tidy condition, offering the perfect opportunity to make it your own. Extended several years ago to offer excellent additional living space, the property features a flexible and versatile layout that can accommodate a variety of buyers' needs. The accommodation comprises: Hall, sitting room, lounge, dining room, dining kitchen, utility room, downstairs WC, master bedroom with en-suite shower room, five further bedrooms and family bathroom. Externally there is a fantastic garden to the front and rear, greenhouse, shed and large detached garage/workshop with private parking in front. To fully appreciate this lovely property and avoid disappointment, early viewing is highly recommended.



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Hall
Sitting Room
Lounge
Dining Room
Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite Shower Room
Five Further Bedrooms
Family Bathroom

Oil Fired Central Heating
Single & Secondary Glazing

Large Enclose Garden
Greenhouse & Shed
Large Detached Garage/Workshop
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, single & secondary glazing.

EPC

F

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
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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Braehead House, Bowden

Approximate Gross Internal Area
232.1 sq m / 2489 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans@sketch.com © 2024 (ID1122477)

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.