



# 1 Stable Park, Eccles

Offers Over £435,000

**PATON & CO**  
ESTATE AGENTS





## 1 Stable Park

Eccles, Kelso

1 Stable Park offers generous living accommodation across two floors, the property combines comfortable family living with flexible spaces ideal for modern lifestyles.

- Generous Family Home
- Off-Street Parking & Garage
- Tripple Glazing
- Luxurious Principal Suite
- Wood Burning Stove
- Landscaped Garden Grounds



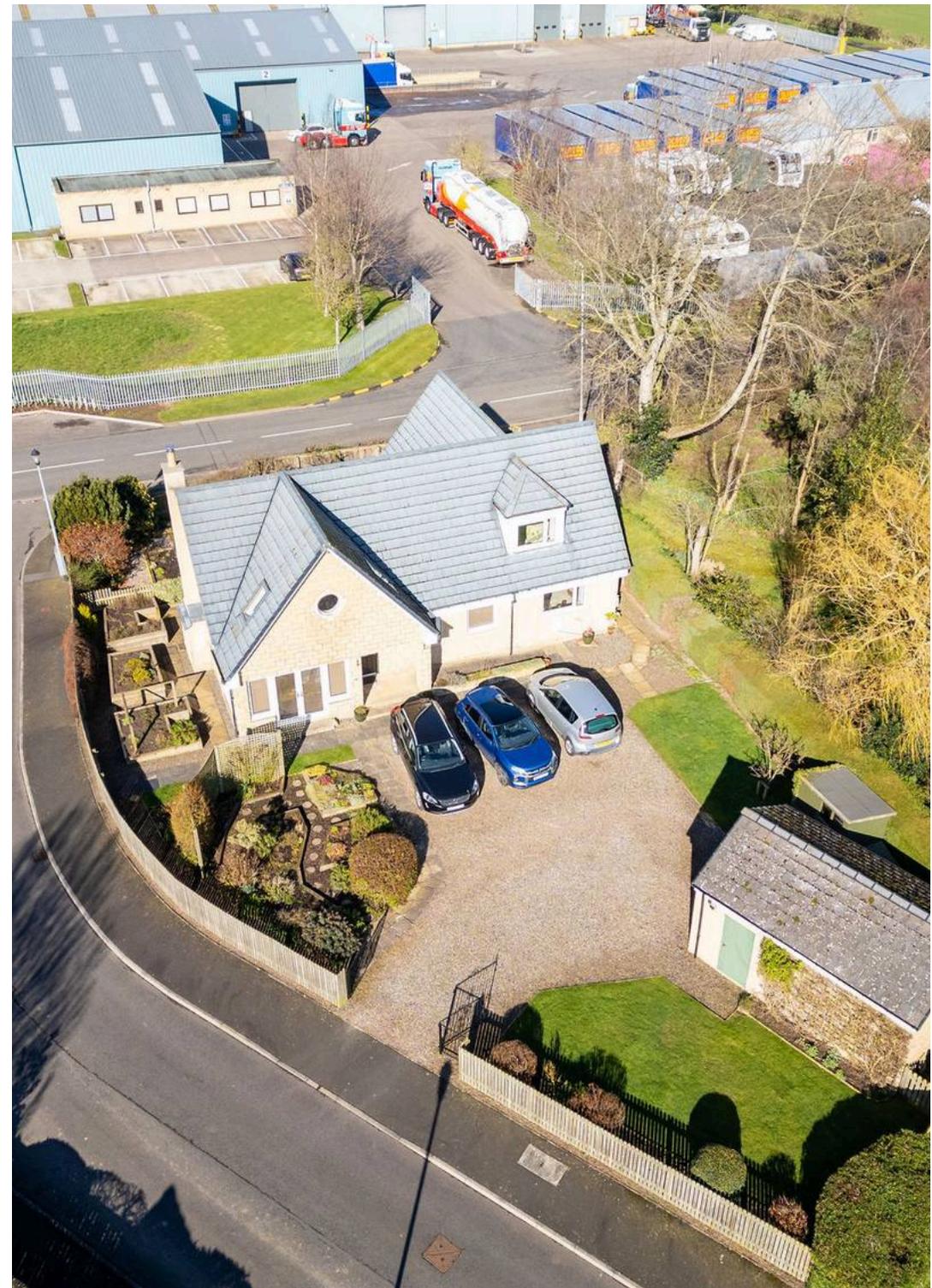
## PROPERTY DESCRIPTION

*1 Stable Park is a spacious and well-proportioned four-bedroom detached home located in the charming village of Eccles in the Scottish Borders. Offering generous accommodation across two floors, the property combines comfortable family living with a number of flexible spaces suited to modern lifestyles. With bright reception rooms, a well-appointed kitchen and attractive outdoor space, the home provides both practicality and a welcoming atmosphere throughout.*

*The ground floor offers an excellent layout for everyday living and entertaining. A welcoming entrance hall leads through to a spacious sitting room with triple-aspect windows and a wood-burning stove, creating a bright yet cosy setting for relaxation. The dining kitchen, with attractive in-frame cabinetry, provides a practical and sociable space for cooking and family meals, while a separate dining room offers further flexibility for more formal dining or larger gatherings. Also on this level is a double bedroom, currently used as a study, along with a convenient WC. A useful utility room and an additional office/study add further practicality, making the ground floor highly adaptable to a variety of needs.*

*Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom benefits from a generous en-suite bathroom featuring both a separate shower and a Jacuzzi bath, along with ample built-in storage. Two further bedrooms are served by a family bathroom, with one of these rooms enjoying triple-aspect views and a distinctive circular window that adds character and charm. The landing area also provides access to additional storage cupboards, ensuring the home remains both functional and well organised.*

*Externally, the property enjoys generous and well-maintained gardens. Secure gardens provide a safe and private environment for children and pets, while raised beds and mature fruit trees offer excellent opportunities for home growing. A patio area creates an ideal space for outdoor dining and relaxation during the warmer months. The property further benefits from a detached garage, ample off-street parking and a spacious driveway, ensuring convenience for both homeowners and guests.*







## AREA INSIGHTS

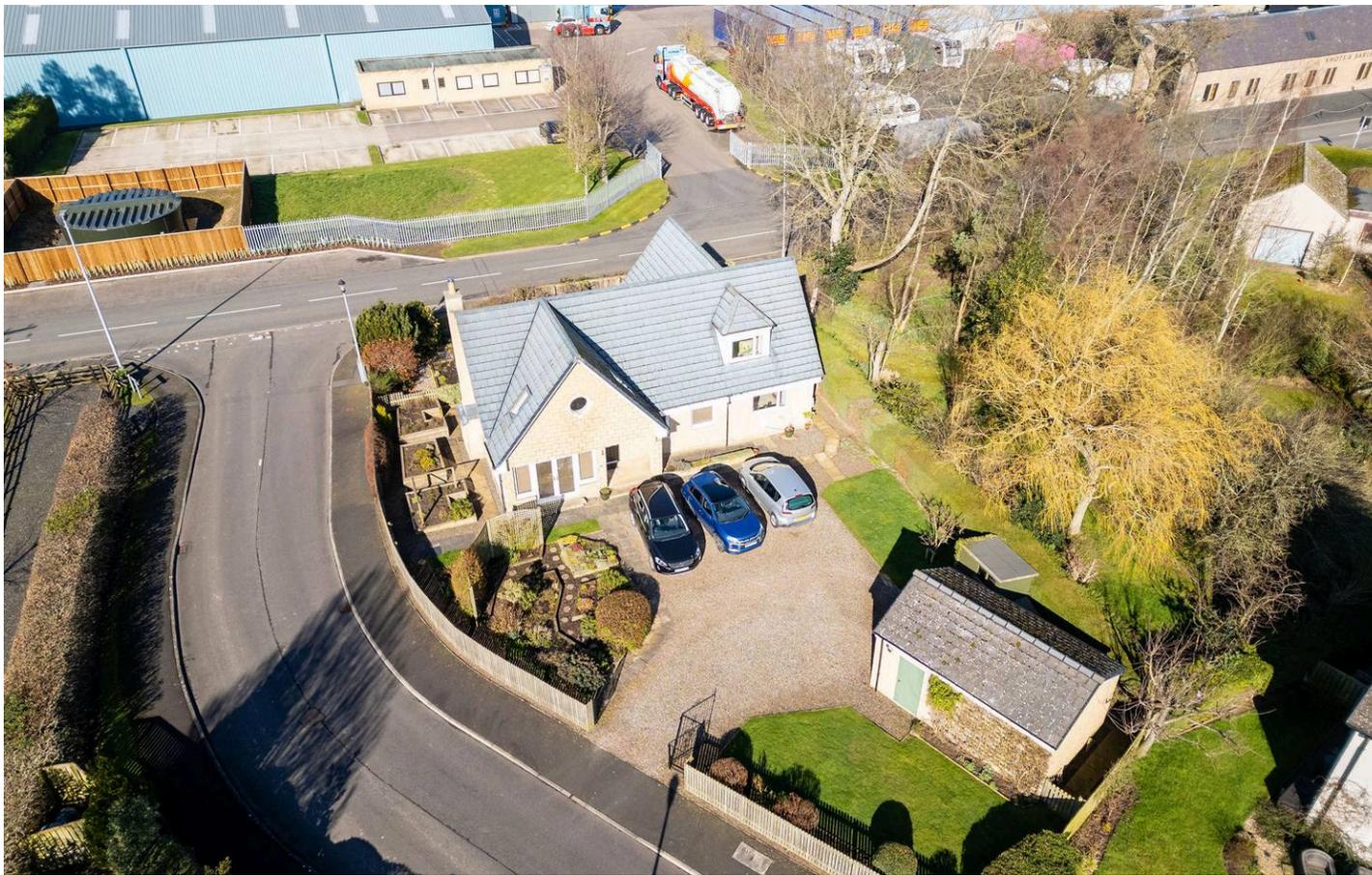
Eccles is a picturesque village set within the beautiful countryside of the Scottish Borders. Surrounded by rolling countryside, the area is ideal for those who enjoy walking, cycling, fishing and other outdoor pursuits.

The attractive market town of Kelso is only a short drive away and provides a wide range of amenities including independent shops, cafés, restaurants, supermarkets and professional services. Kelso is also well known for Kelso Racecourse, Floors Castle and its vibrant town square which hosts regular markets and local events. The town offers a variety of sporting opportunities including golf, fishing on the River Tweed and a number of local clubs and societies.

There are numerous schooling options within the surrounding area, with well-regarded primary schools in nearby villages and the highly regarded Kelso High School serving the area. A number of respected independent schools are also within easy reach including Longridge Towers School near Berwick-upon-Tweed and Belhaven Hill School in Dunbar. The historic towns of Berwick-upon-Tweed, Duns and Coldstream are also within a short drive.

Berwick-upon-Tweed offers a full range of shopping facilities, major supermarkets, restaurants and cultural attractions including the Maltings Theatre, as well as a mainline railway station providing excellent connections north and south. Eccles is conveniently located a short distance from the A697, providing straightforward access north towards Edinburgh and south towards the A1 corridor. Berwick-upon-Tweed's mainline railway station offers regular services to both Edinburgh and Newcastle, with London reachable in approximately 3½ hours.





## USEFUL LINKS

*The Plough Inn, Leitholm -*

<http://www.theploughinnleitholm.co.uk/>

*Scottish Borders Village Halls -*

<https://www.scottishbordersvillagehalls.co.uk/village-halls>

*Coldstream Medical Practice -*

<https://www.coldstreamhc.co.uk/>

*Swinton Primary School -*

[https://www.scotborders.gov.uk/directory\\_record/20152/swinton\\_pri](https://www.scotborders.gov.uk/directory_record/20152/swinton_pri)

*Reston Station -*

<https://scotlandsrailway.com/projects/reston-station>

*Duns High School -*

<https://www.berwickshirehighschool.co.uk>

*Longridge Towers School -*

<https://lts.org.uk>

*The Maltings -*

<https://www.maltingsberwick.co.uk/?FromMobile=1>

*Berwick Train Station -*

<https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

*Visit Kelso -*

<https://www.visitkelso.com/>



## ACCOMMODATION COMPRISES

### Ground Floor

Entrance Hall, Sitting Room, Dining Kitchen, Dining Room, Bedroom, Office, Utility Room, WC.

### First Floor

Landing, Principal Bedroom with En-Suite Bathroom, Two Further Bedrooms, Family Bathroom.

### Garden and Grounds

Detached Garage, Ample Off-Street Parking, Secure Gardens, Raised Beds, Mature Fruit Trees, Patio area.

## GENERAL REMARKS

### Services

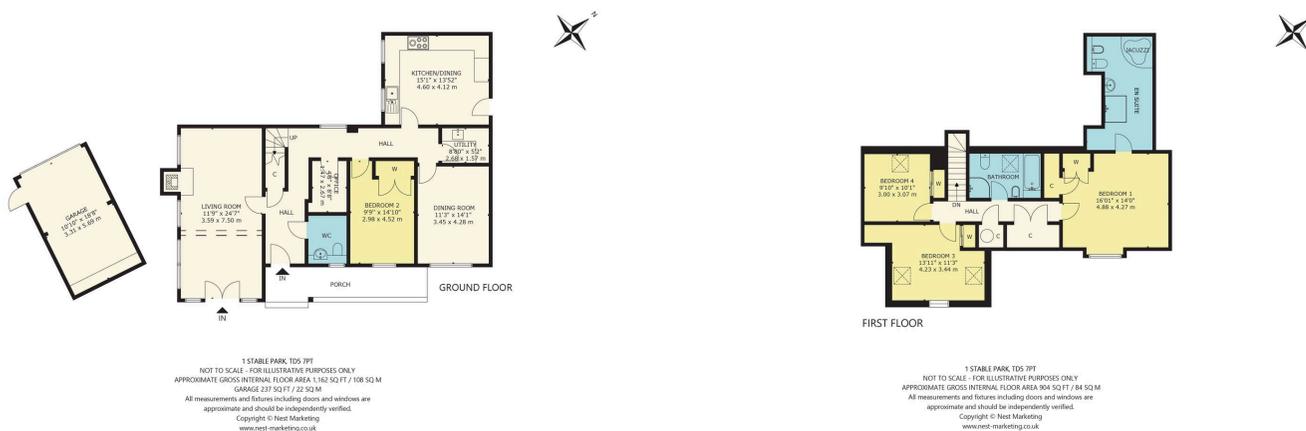
Mains electricity, water, drainage, gas central heating. Fibre broadband available.

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Listing and Conservation

1 Stable Park is not listed nor does it lie within a conservation area.



1 STABLE PARK, TD5 9PT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,962 SQ FT / 182 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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#### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

#### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### **Important Notice**

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