For Sale
2 Baille Hall,
Newtown St Boswells, Melrose, TD6 0PL
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THE PERFECT BLEND OF OLD AND NEW.

A Fantastic Contemporary Conversion set within a Handsome Victorian Property.

This fabulous family home is one of two set within the former Baille Hall which served the local community for many years after it was constructed in 1886. This historic building was subsequently divided into two unique period properties some years ago and we are delighted to offer 2 Baille Hall to the market.

Offers Over: £198,999  Ref. 3835534

Accommodation Comprises

Internal: Reception hall, sitting room, open-plan kitchen and dining room, utility/booth room, cloakroom, master bedroom with bathroom, two further double bedrooms with en-suites.

External: Un-restricted on-street parking, private low-maintenance rear garden.

Situation

Baille Hall is positioned in the heart of this popular village and sits in a peaceful and leafy spot next to the pretty Bowden Burn. The house is very family orientated with bright and spacious living accommodation set over three floors. The heart of the home is on the lower ground floor with a large kitchen-dining-living space, opening onto a large decked garden overlooking the burn, perfect for relaxing and entertaining. There is a utility/boot room and a cloakroom adjacent to the kitchen. On the ground floor, the front door opens into a most impressive double height galleried reception hall with simply stunning stained glass windows, flooding the space with light and making it a perfect dining hall for special occasions, a delightful reception space, playroom or reading snug. There's a spacious sitting room with a lovely Juliet balcony and master bedroom and bathroom. The second floor has two double bedrooms, both with en-suite bathrooms, ideal for guests or teenagers.

The Accommodation Comprises:

Internal: Reception hall, sitting room, open-plan kitchen and dining room, utility/booth room, cloakroom, master bedroom with bathroom, two further double bedrooms with en-suites.

External: Un-restricted on-street parking, private low-maintenance rear garden.

This charming family home is located in the heart of the village within easy walking distance to all local amenities which include a bank, large supermarket, newsagents, a range of other shops, post office, medical centre, primary school and church. The village lies alongside the A68 giving easy access north to Edinburgh and south to Newcastle. The new Borders Railway which opened in 2015 provides regular commuter services into Edinburgh from the nearby stations in Tweedbank and Galashiels with a travel time of about an hour.

The large town of Galashiels is just a short drive away and offers an extensive range of amenities, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants, pubs and bars in the town and surrounding area. The Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, including the newly opened Borders Railway with regular services to Edinburgh, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.
This fabulous family home is one of two set within the former Bailie Hall which served the local community for many years after it was constructed in 1886. This historic building was subsequently divided into two unique period properties some years ago and we are delighted to offer 2 Bailie Hall to the market. The property successfully combines the charm and elegance of a bygone era with the fresh contemporary edge expected in 21st century living. The contrast of the impressive exposed beams, bright galleried reception hall and wonderful statement stained glass windows works beautifully with the modern open-plan kitchen, exposed timber floors and contemporary bathrooms.

Directions
From Edinburgh, head south on the A68 and take the second left-hand turn into Newtown St Boswells. After a short distance the property can be found on the left-hand side.

Satellite Navigation
For those with the use of Satellite Navigation the postcode for this property is TD6 OPL

GENERAL REMARKS
Fixtures and Fittings
Only items specifically mentioned in the particulars of sale are included in the sale price.

Services
Mains drainage, water, electricity and gas. Gas fired central heating system.

Local Authority
Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

EPC: C
THIS BUILDING IS ERECTED
IN LOVING MEMORY OF
MAJOR THE HONOURABLE ROBERT BAILLIE
BY THOSE
WHO KNEW HIM AND AMONG WHOM HE LIVED.

A man full of faith and of the Holy Ghost.

1888.
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
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