



Bellevue occupies an attractive corner plot in a popular development in the small village of Blainslie, situated only a few miles from the historic Borders town of Lauder.

Lying across one level the property comprises four bedrooms, a bathroom, an ensuite wc, a sitting room, a dining room, a breakfasting kitchen and utility room.

Externally, the property benefits from gates that lead into the large tarmac driveway to the front of the large garage. There is a generous lawn to the front with patio, which is South facing.

Edinburgh is easily accessible via the A68, as are most Border towns. The new Borders railway, set to run from Tweedbank to Edinburgh, is due to open in September 2015, and will have a stop at Stow which is approximately seven and a half miles away.

Edinburgh 27 miles. Earlston 7.5 miles. Stow 7.5 miles. Melrose 12.5 miles.
(All distances are approximate)

LOCATION:

Bellevue is situated in the small village of Blainslie only a few miles from the attractive Borders town of Lauder, which is situated half way between the Lammermuir Hills and the River Tweed, and is surrounded by beautiful rolling countryside. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarket, coffee shop/art gallery, and a couple of well known of hotels. The thriving old mill town of Galashiels sixteen miles to the South West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Thirlestane Castle on the southern side of Lauder, nearby Mellerstain House, and Abbotsford House on the outskirts of Melrose. There are also a variety of outdoor pursuits in the area that include fishing, rough and syndicated shooting, horse riding, golf, mountain biking and a selection of walks that cross through the Scottish Borders. Local schools include the Lauder primary school, which has recently been built, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital lies just outside the town of Melrose which is only twelve and a half miles away, and Lauder sits in an easily accessible area with Edinburgh in easy reach via the A68, which also provides links to the north of England. The new Borders railway, set to run from Tweedbank to Edinburgh, is due to open in September 2015, and will also have a stop at Stow which is approximately seven and a half miles away.

DESCRIPTION:

Access into the property is via a short flight of steps which leads to the front door that opens into the vestibule with cloak cupboard. The spacious L-shaped hall, off the vestibule, leads to all of the accommodation and has fitted carpet, and an airing cupboard plus loft ladder access to the attic which is floored and offers excellent storage.

The sitting room is the first room on the left, off the hall, and is brightly lit by big windows to the front overlooking the garden and beyond. Continuing down the hall is the dining room which is a good size with window to the side and fitted carpet. The breakfasting kitchen lies adjacent to the dining room and has an array of wall and floor units and worksurfaces. There is an integrated four-ring electric hob with extractor over and separate double oven with grill function, plus space for a dishwasher. With ample space for a dining table there are two windows to the rear above the inset sink. The utility room is next to the kitchen and has a window and external door to the back, as well as additional storage and space for a fridge freezer, washing machine and a dishwasher.

From the kitchen the hall takes you to the bathroom which has a bath, wc, wash hand basin and a shower over the bath with screen.



Beyond the bathroom lie the four bedrooms, with bedroom two and three situated at the rear with the principal bedroom and bedroom four overlooking the front. All of the bedrooms have fitted wardrobes and carpets, with the principal bedroom benefitting from an ensuite wc with wash hand basin and a bidet.

Bellevue is a well presented and flexible home which has double glazing, oil fired central heating and fitted floor coverings providing a warm and comfortable house in a semi-rural location.

OUTSIDE:

Gates open into the large tarmac driveway to the front of the property with parking for several cars. There is also a large garage with power, lighting and water with a further door which leads to the rear of the property and a drying area.

The South facing garden to the front is mainly laid to lawn and has a patio plus borders and semi-mature shrubs and trees.

DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 2QF

Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Take the first right after Lauder signposted Blainslie and follow the road for approximately two and a half miles. On reaching Blainslie, turn right after the red telephone box into The Croft. Bellevue is straight ahead of you, the third house into the development.

From the South, follow the A68 through Earlston and continue North. Pass over the bridge over the River Leader and take the first left, signposted Blainslie. Proceed forward, bearing right and turn right at the junction. After approximately half a mile you will come to Blainslie and the entrance to The Croft lies on your left before the red telephone box. Bellevue is straight ahead of you, the third house into the development.

FURTHER INFORMATION:

HOME REPORT:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

FIXTURES AND FITTINGS:

Only items specifically mentioned in the particulars of sale are included in the sale.

SERVICES:

Mains electricity, mains water, mains drainage, oil fired central heating, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: F

EPC RATING:

Current EPC: E53

VIEWINGS:

Strictly by appointment with the selling agents.

OFFERS:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

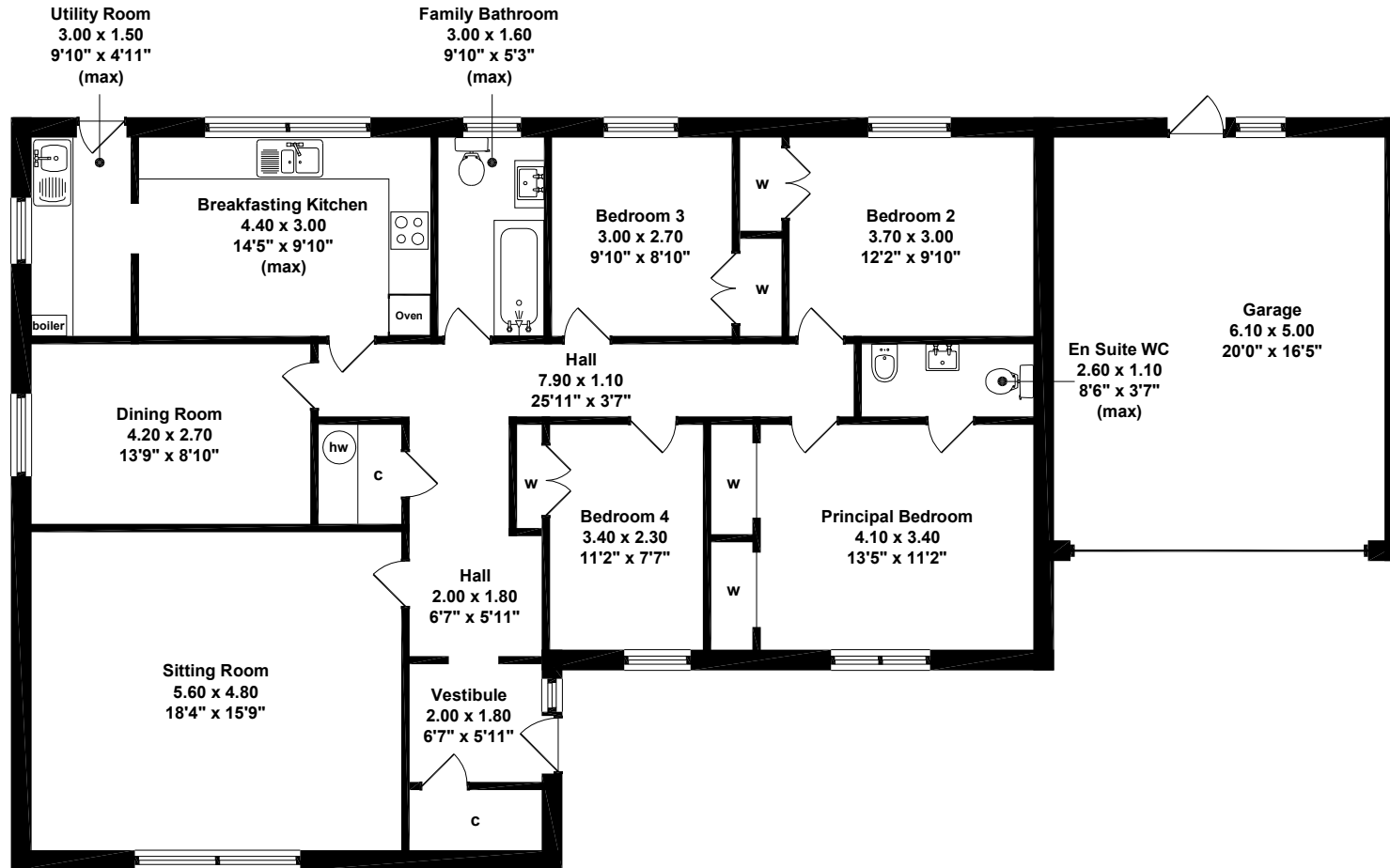
SOLICITORS:

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Bellevue
3 The Croft, Blainslie
Galashiels, TD1 2QF

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area (incl garage): 173m² (1,862sqft)
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The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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