





The Rig is a well presented and deceptively spacious four-bedroom family home located in the desirable Borders village of St. Boswells.

With a strong catchment for primary and secondary schooling, the local amenities are all within walking distance, and the new Borders Railway, which will run from Tweedbank to Edinburgh, is due to open in September 2015, and lies approximately seven miles away.

With over 2,400 square feet/231 square metres of living space this property offers flexible living throughout and comprises four bedrooms, two bathrooms, a sitting room, a sun room, a family/dining room, a breakfasting kitchen, a study, utility room and downstairs wc.

Outside space includes a large garage with additional store room, driveway parking for two cars and an attractive garden with lawn to the side plus large patio area to the front.

Most Border towns are readily accessible from St. Boswells, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London.

The aforementioned Borders Railway, will also add to the accessibility the St. Boswells area.

Kelso 10.5 miles. Edinburgh 40 miles. Melrose 5.5 miles. Tweedbank 7 miles.

(All distances are approximate)

#### LOCATION:

The Rig is situated close to the heart of the desirable village of St Boswells, which benefits from the well known Buccleuch Arms Hotel, a Co-op supermarket, an award winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school in the village and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well respected St Mary's Preparatory School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Fishing, golf, shooting, riding and walking are all readily available. Kelso (10.5 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso having a Sainsbury supermarket on the outskirts of the town.

St. Boswells sits on the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in both these cities. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The new Borders Railway set to run from Tweedbank to Edinburgh, which is due to open in 2015, is approximately seven miles away from St. Boswells.

#### DESCRIPTION:

Access into the property is via a large half glazed timber front door with wood panelling and tiled floor which leads into the main hall with feature staircase to the first floor, corning, and a cupboard under the stairs.

To the left lies a large and bright sitting room which is dual aspect with windows to the front and side and wood effect flooring throughout. A particular feature of this room is the ornate corning and the real flame gas stove with wooden mantelpiece. A glazed door leads into the sun room which has granite floor tiles, and double doors leading out to the patio at the front. A useful third reception room it is glazed on three sides and can be used as a dining room, playroom or family room.

Returning to the hall you will find the family/dining room which has windows to the front, press cupboard and wood effect flooring, as well as elaborate corning, a wooden mantelpiece and surround with log burning stove and a door leading into the breakfasting kitchen.

The breakfasting kitchen has an array of wall and floor units, a two-hat, two-oven Aga which is a particular feature, which is set into a red brick surround. There is space and plumbing for a dishwasher, and a fridge freezer and ample room for a table. Off the kitchen you will find the study which is an excellent space for anyone working from home, and a rear hall with dry food store and separate wc off; as well as access into the large utility room which has additional storage via wall and floor units, plus space and plumbing for a washing machine. There is also a sink and worktops throughout, plus an additional cooker.

Through the other side of the kitchen a door leads into the fourth bedroom which has wood laminate flooring and a window to the side, completing the accommodation on this floor.



A staircase with wrought iron balustrade and wooden banister leads to the spacious first floor landing, ideal for use as a study area, off which the three bedrooms and the family bathroom are accessed.

The third bedroom to the left has fitted wardrobes, fitted carpets, cornicing and two windows, whereas the second bedroom has a window to the front, fitted carpet and a press cupboard.

The principal bedroom is a spacious room, dual aspect with fitted carpet and cornicing plus access to the stylish ensuite shower room with large wash hand basin, wc and figure of eight walk-in shower with double attachment, jets and mosaic tiling.

The family bathroom completes the accommodation on this floor and comprises of a wash hand basin, wc and a bath with Mira plumber shower over and a glazed shower screen.

The Rig is a large and bright house with fitted floor coverings, under floor heating, and double glazing throughout providing a warm and comfortable family home in a desirable part of the Scottish Borders.

#### **OUTSIDE:**

Double timber gates lead to driveway parking for two cars to the front of the large garage with additional store room, and courtyard area to the rear.

To the front of the property lies a large patio area with York stone paving, half-moon lawn, which leads to a pedestrian gate at the side.

A further lawn lies beyond the sun room and there are attractive border plants and hedging to the front and sides of the property.

#### **DIRECTIONS:**

For those with satellite navigation the postcode for the property is: TD6 0AN

Coming from the North or the South, follow the A68 to St. Boswells.

At the Buccleuch Arms Hotel turn onto Main Street (B6404), signposted Kelso. Proceed past The Green on your left and turn right immediately after the Bus Station on your right. Continue down Jenny Moore's Road for approximately two hundred and fifty yards and The Rig sits on the corner of Jenny Moore's Road and Weirgate Way.

#### **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, gas fired central heating, telephone (subject to regulations).

#### **OUTGOINGS:**

Council Tax Band Category: E

#### **EPC RATING:**

Current EPC: D59

#### **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:**

Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

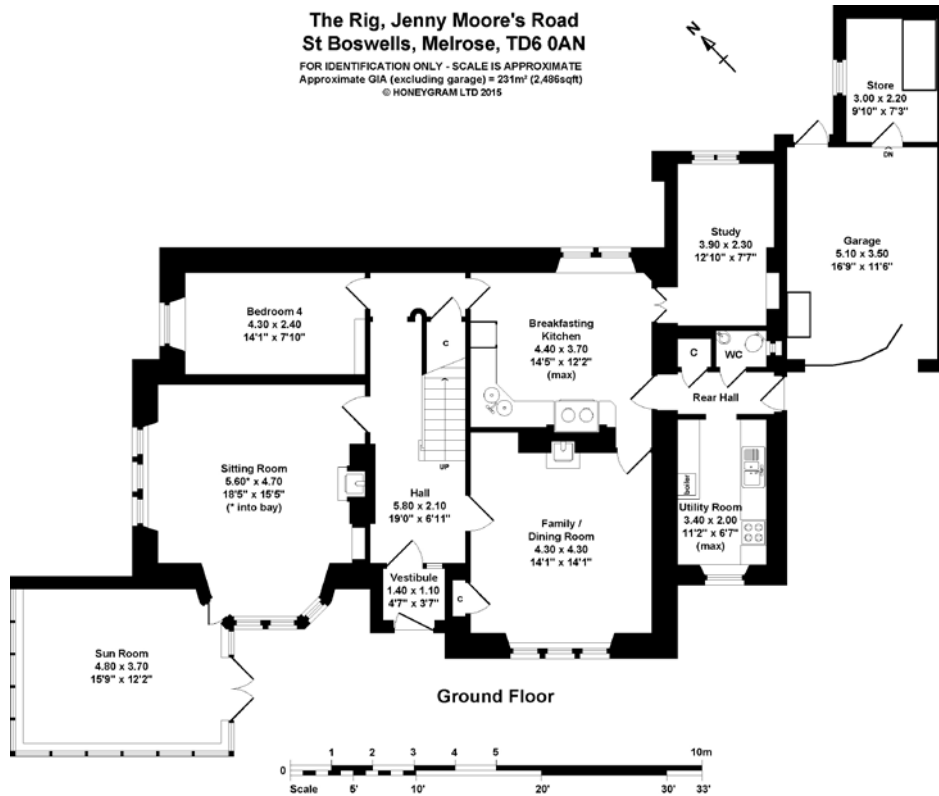
Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439





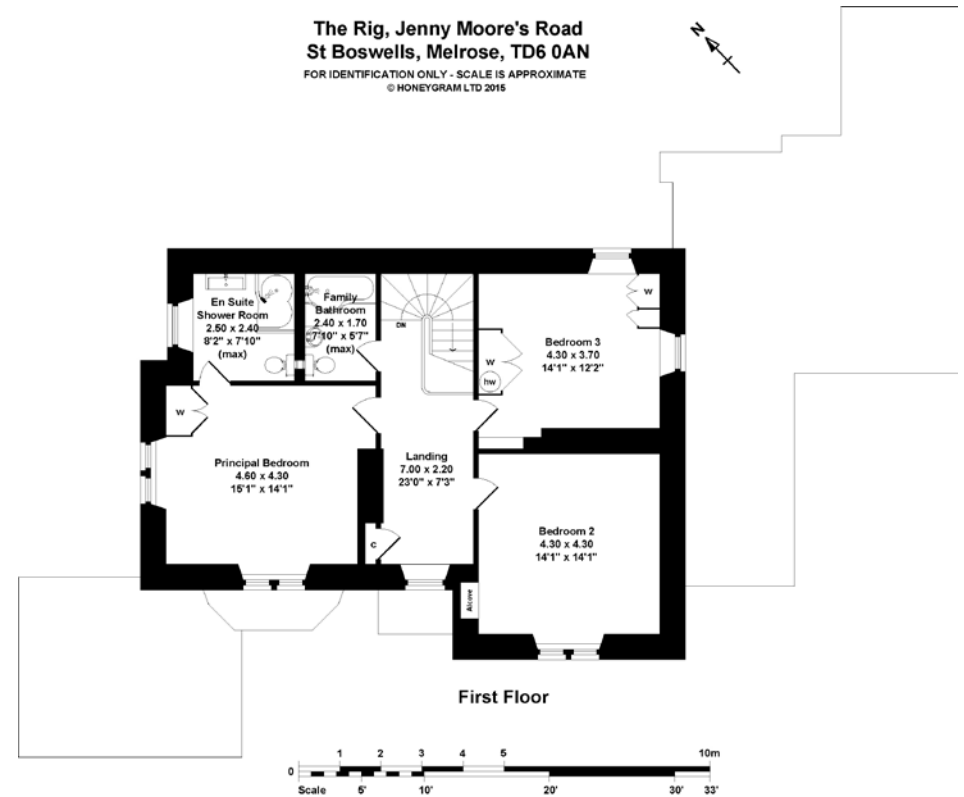
**The Rig, Jenny Moore's Road  
St Boswells, Melrose, TD6 0AN**

FOR IDENTIFICATION ONLY - SCALE IS APPROXIMATE  
Approximate GIA (excluding garage) = 231m<sup>2</sup> (2,486sqft)  
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