



Lockwood, The Walled Garden is a charming, well-proportioned and flexible four/five-bedroom detached bungalow which sits in around one acre of garden ground with views towards the Eildon Hills.

With potential for self-contained annexed accommodation, and set within the old walled garden of Maxton House, the property was built just under thirty years ago and is located only a short distance from St. Boswells, and only seven miles from the new Borders Railway running from Tweedbank to Edinburgh.

Measuring approximately 211 square metres/ 2271 square feet it comprises of four main bedrooms, three bathrooms (two ensuite), a fifth bedroom/study, a sitting room, a dining room, a breakfasting kitchen, a family room/snug, a utility room and a separate wc.

Externally there is a gated entrance into a gravel driveway, with plentiful parking, and leads to the double garage at the rear.

The garden, which extends to around one acre is a particular feature of this property, with large lawn to the front of the house, combined with patios and attractive borders. To the rear lie additional areas to sit out and enjoy the summer sunshine which also provides an exceptional outside entertaining space. There are a number of fruit trees, and specimen trees across the property and there is also a large vegetable garden which is well stocked with a variety of produce, a chicken run, and a selection of outbuildings including a greenhouse.

Most Border towns are readily accessible from the area, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. The new Borders Railway, running from Tweedbank to Edinburgh, lies approximately seven miles away and adds to the accessibility of the St. Boswells area.

The A68 is less than a mile away and provides excellent transport links to Edinburgh and the North of England.

Kelso 9.5 miles. Edinburgh 40 miles. Melrose 6 miles. Tweedbank 7 miles.

(All distances are approximate)

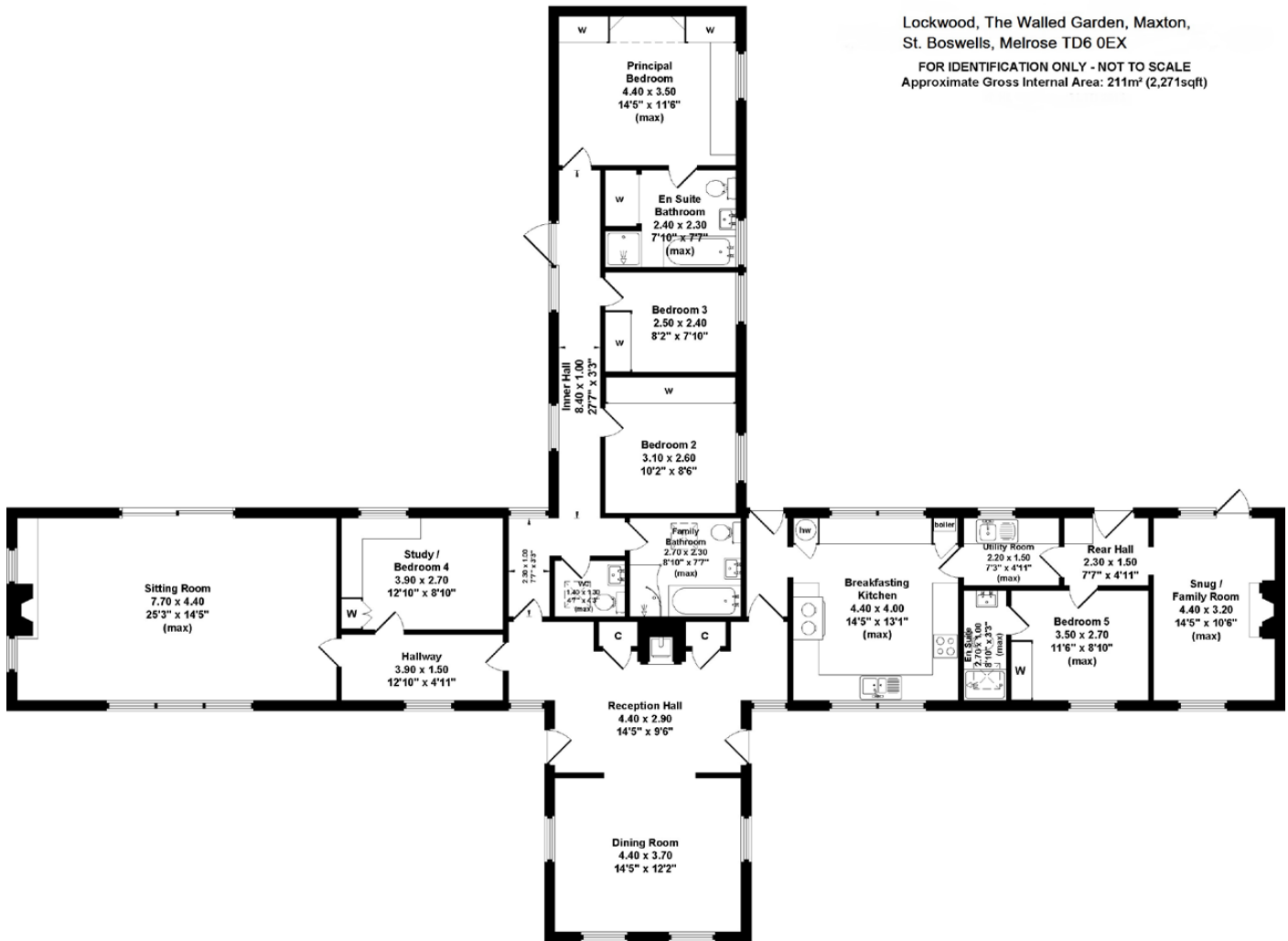
Location:

Lockwood is located on the outskirts of the charming village of Maxton only one mile from the popular Borders village of St. Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, 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 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, horse riding, mountain biking and walking are all readily available. Kelso (9.5 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 also benefitting from a Sainsburys supermarket.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in 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, running from Tweedbank to Edinburgh, has recently opened and lies approximately seven miles away and adds to the accessibility of the St. Boswells area.



FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 211m² (2,271sqft)





DIRECTIONS:

For those with satellite navigation the postcode is: TD6 0EX

Coming from the North, follow the A68 to St. Boswells. Proceed through the village passing the Buccleuch Arms Hotel on your right. Take the second turning on the left which is the A699 signposted Kelso and Maxton. Continue on this road for approximately half a mile and you will come to Lockwood, The Walled Garden which lies on your left immediately before the left turn for Benrig Cemetery.

Coming from the South, follow the A68 to St. Boswells. Before reaching the village, take a right turn after the tennis courts, onto the A699 and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

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

Services:

Mains electricity, mains water, septic tank drainage, gas fired central heating, telephone (subject to regulations)

Outgoings:

Scottish Borders Council Tax Band Category: G

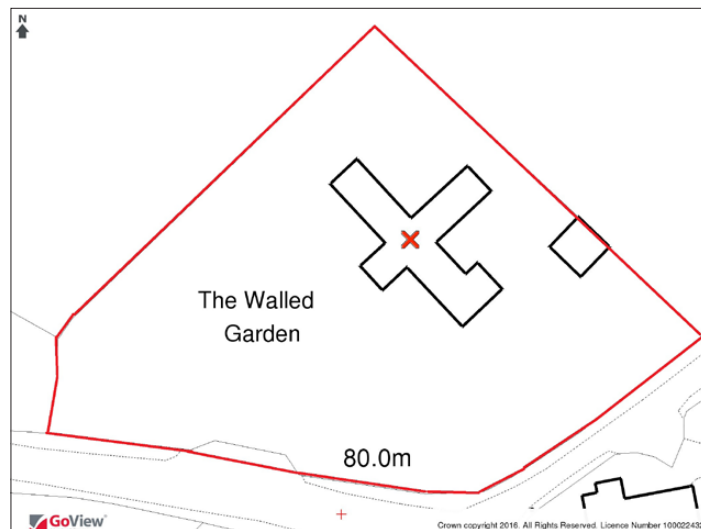
EPC Rating:

Current EPC: D63

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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