



The Hayloft is an immaculately presented three-bedroom mid-terrace conversion with fabulous views over the open countryside and back towards the Eildon Hills. Approximately one and a half miles from the Borders village of St. Boswells, the property is only eight miles from the new Borders Railway which runs from Tweedbank to Edinburgh.

Lying across two levels the accommodation has been beautifully maintained and comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a dining room, a breakfasting kitchen and a downstairs wc.

Sitting in a strong school catchment the property would make an ideal primary or secondary home, and the courtyard style garden, with double driveway parking and a patio area provides superb views to the North and West.

Most Border towns are readily accessible from St. Boswells, via the A68 which links Edinburgh in the North with Newcastle in the South. The aforementioned Borders Railway has recently opened and lies approximately eight miles away and adds to the accessibility of the St. Boswells area.

St. Boswells 1.5 miles. Edinburgh 40 miles. Melrose 6 miles. Tweedbank 8.0 miles.

(All distances are approximate)

Location:

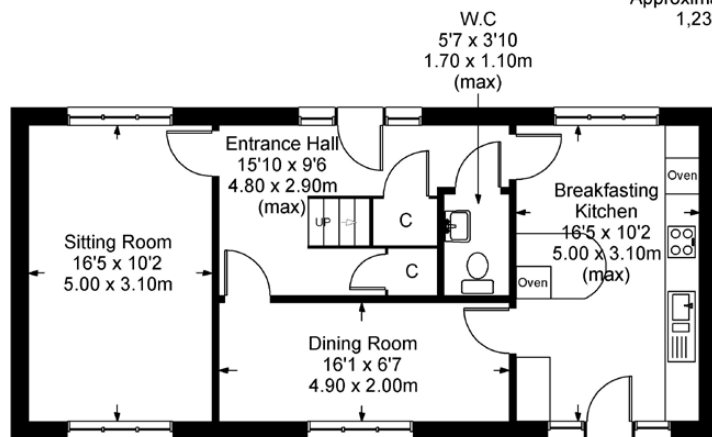
The Hayloft is located in a semi-rural position around one and a half miles from the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, a Co-op supermarket, an award winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a 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 and walking are all readily available. Kelso (12 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 now 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 eight miles away and adds to the accessibility of the St. Boswells area.

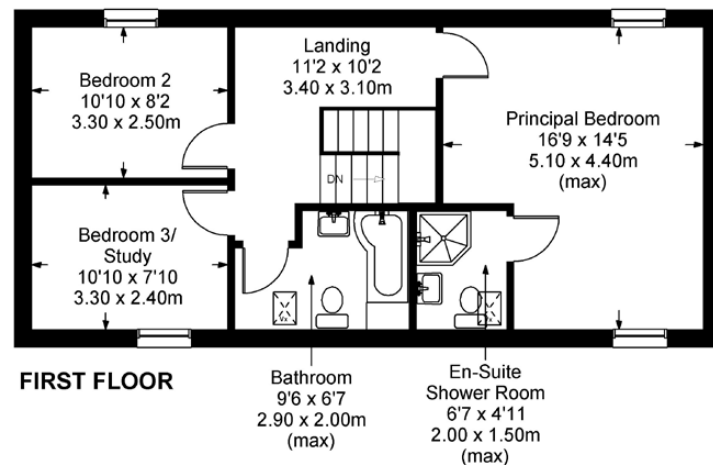


The Hayloft, Charlesfield Steading, St. Boswells, Melrose TD6 0HH

Approximate Gross Internal Area
1,235 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

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

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 right, signposted Charlesfield/Lilliesleaf. Proceed on this road for approximately one mile, and you will come to a row of houses on your left. Take the next turning on the left, passing Pirn House Interiors and go straight ahead. You will reach a T-junction with Charlesfield Steading immediately in front of you. Turn right and The Hayloft is the middle property in the row of three.

Coming from the South, follow the A68 to St. Boswells. Before reaching the village, take the left turn signposted Charlesfield/Lilliesleaf 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, private water supply, septic tank drainage (communal), gas central heating (via communal LPG tank), telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: D

EPC Rating:

Current EPC: D60

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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