



Eildonlea is a spacious and well-presented four-bedroom detached house situated in the much sought-after village of Bowden. Only a short drive from the principal Borders Town of Melrose, the property lies five and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh.

With flexible living on three levels, the well-proportioned accommodation sits in a large plot with the most attractive garden, and a number of solar panels on the roof which provide a generous rebate by way of the current feed-in tariff.

Internally, the property lies across three levels, and comprises four bedrooms, a family bathroom, a shower room, a sitting room, a dining room, a kitchen, and a conservatory. There is excellent storage throughout the property, and this includes the attic room which provides an excellent hobby space or study.

Externally, the property has the most charming garden surrounding the property with borders, hedging and lawn. There is also a large vegetable patch with raised beds and a greenhouse. A further addition is the large summer house which is a great entertaining space and there is driveway parking to the front of the attached garage with workshop space, and electric door.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, along with the aforementioned Borders Railway.

Edinburgh 40 miles. Galashiels 8 miles. Tweedbank 5.5 miles. Melrose 4.0 miles.

Newtown St. Boswells 1.5 miles

(All distances are approximate)

Location:

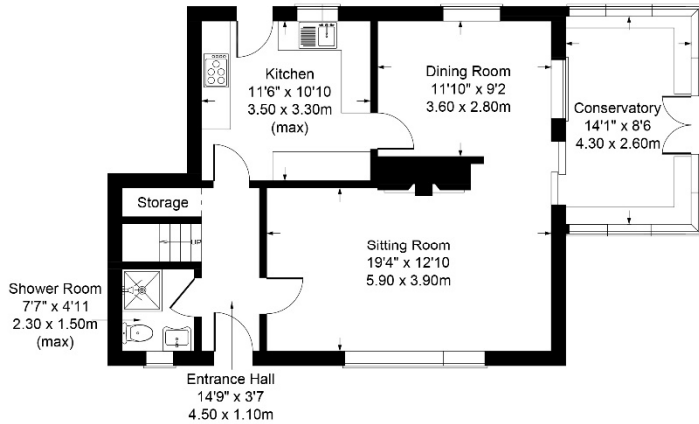
Eildonlea is situated in the much sought after village of Bowden, just one and a half miles from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in the town including a bank, a health centre, a hotel, and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts of Newtown St. Boswells and is a very popular attraction. The popular Borders town of Melrose, over the Eildon Hills, is only four miles away. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels, five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, shooting, horse riding, golf, mountain biking, and a selection of walks including both St. Cuthbert's and the Southern Upland Way. Local schools include Newtown St. Boswells Primary, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital also lies on the outskirts of Melrose. Bowden sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The new Borders Railway, approximately five and a half miles away is of particular note and runs from Tweedbank to Edinburgh.

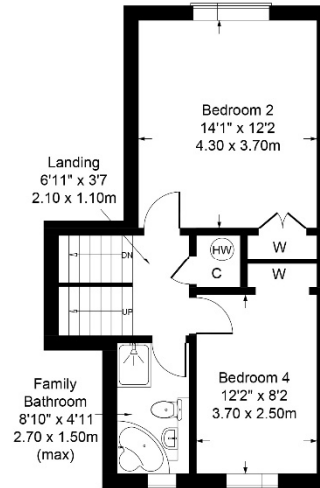


Eildonlea, 51 Brunton Park, Bowden, Melrose, TD6 0SZ

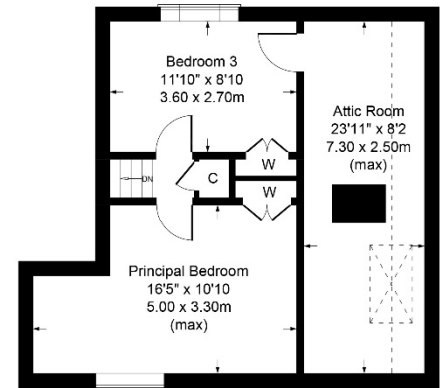
Approximate Gross Internal Area
1702 sq ft - 158 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



Directions:

For those with satellite navigation the postcode for the property is: TD6 0SZ
From the North take the A68 South and turn right into Newtown St Boswells and onto the B6398 through the town. Turn right, remaining on the B6398 (Bowden Road) signposted Bowden and proceed along this road until you reach the village. On entering Bowden, take the first right turn into Brunton Park and Eildonlea is the first house on your right-hand side on the corner. Alternatively coming from Melrose, take the B6359 out of Melrose and continue for approximately three miles. Turn left onto the B6398, signposted Bowden, and proceed into and through the village. Take the left turn into Brunton Park, which is at the end of the village 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, mains drainage, oil fired central heating, solar panels, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

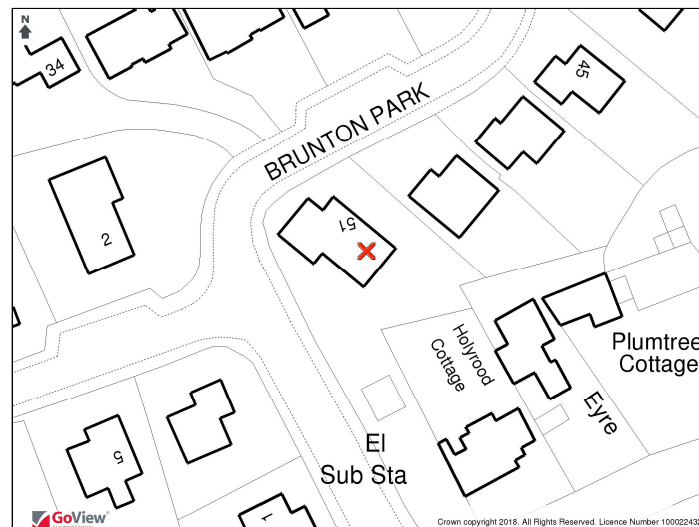
EPC Rating:

Current EPC: D67

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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