



Thorn Cottage is an immaculately presented, and imaginatively converted three-bedroom mid-terrace cottage 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 new Borders Railway, which runs from Tweedbank to Edinburgh.

Providing deceptively spacious family accommodation the large garden to the rear is a particular feature, running back towards the Eildon Hills.

Internally, the property lies across two levels and comprises three bedrooms, a bathroom, a wet room on the ground floor, a generous lobby, a sitting room, a dining hall, a breakfasting kitchen and a utility room. There is also good storage throughout the property.

Externally, there is on-street parking to the front, and an enclosed garden to the rear with patio immediately outside the kitchen, leading up to the garden which is mainly laid to lawn.

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:

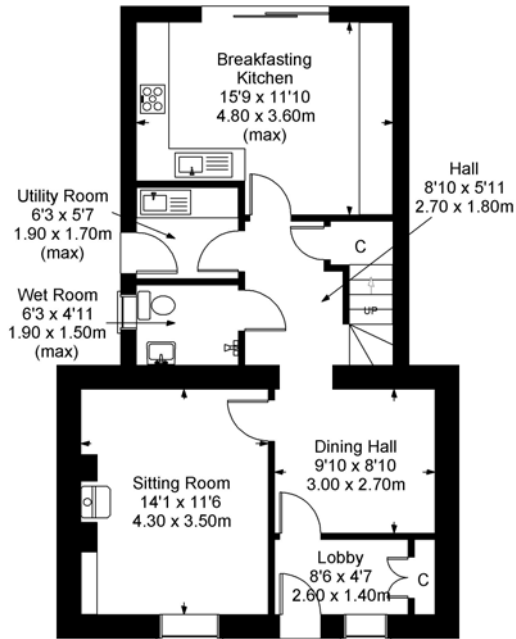
Thorn Cottage is situated in the heart of the much sought after village of Bowden, just one and a half miles from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in the town including a health centre, 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 charming 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, eight 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.

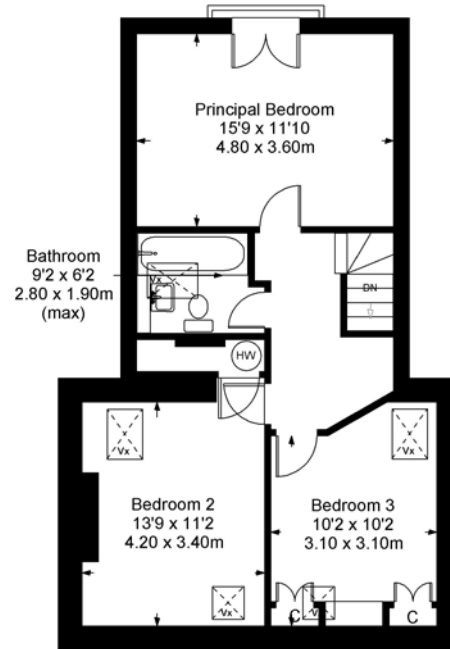


Thorn Cottage, Bowden, Melrose TD6 0SS

Approximate Gross Internal Area
1,323 sq ft - 123 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

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

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, continue through the village passing the turn off for Feuars Park on your right-hand side. Thorn Cottage is approximately fifty yards further on, sitting on your right-hand side in a row of terraced cottages.

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 the village. Approximately fifty yards after passing The Green you will come to Thorn Cottage sitting in a row of terraced properties on your left-hand side.

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, electric and multi-fuel stove hot water and heating system with thermal store, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: D

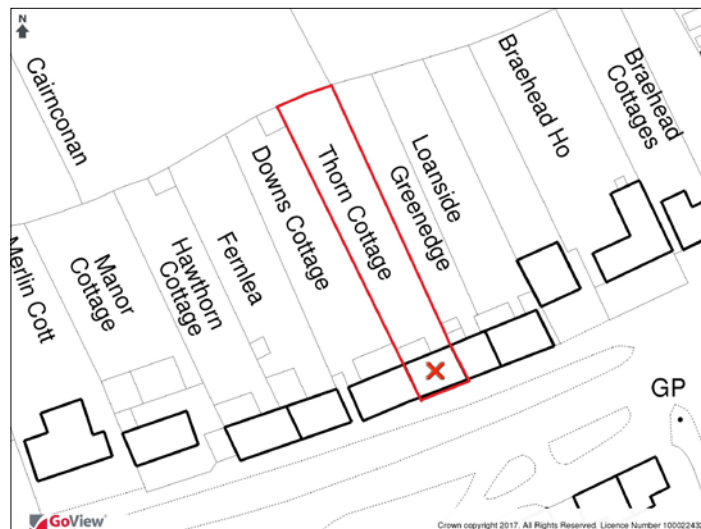
EPC Rating:

Current EPC: C70

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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