



24 Buccleuch Chase is an immaculately presented four-bedroom detached property situated on the fringes of the desirable 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 the possibility of a fifth bedroom, the property offers flexible accommodation and comprises of four main bedrooms, a family bathroom, an ensuite shower room, a sitting room, a dining room, a study/bedroom five, a breakfasting kitchen, a conservatory, a utility room and a downstairs wc.

Externally, there is a large enclosed garden to the rear which is a particular focal point with bespoke water feature, lawn, patio and well stocked borders. There is also a detached double garage and additional parking to the front which is a particular bonus.

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:

24 Buccleuch Chase is situated in the fringes 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:

A storm porch with tiled floor leads to the main front door and through to the vestibule which opens into the welcoming entrance hall, off which most ground floor rooms are accessed.

The study/bedroom five to the right has a fitted carpet, with window to the front and could be used as a study or a bedroom as it lies adjacent to the downstairs wc with wash hand basin. There is also a useful under stair cupboard lying off the hall.

The generous sitting room is accessed by double doors from the hall and leads through an archway into the dining room. A fitted carpet extends the whole length of this room and the fireplace with stone surround, and real flame gas fire in the sitting room is a particular feature. The dining area lies just off the kitchen, and it benefits from a window overlooking the garden and a door into the kitchen.

The fully fitted breakfasting kitchen has wall and floor units throughout, with plentiful worktops and inset stainless steel sink. The island holds a five-ring gas hob, with extractor hood over, and benefits from a large granite top. AEG integrated appliances include a dishwasher, a double oven with grill, and a fridge/freezer. The large kitchen also has room for a small breakfast table and has a glazed door opening into the large conservatory at the rear which offers a versatile reception space with double doors opening onto the patio at the side.

The utility room, which completes the accommodation on the ground floor, has space and plumbing for a washing machine, a sink with worktops and cupboards under. A side door also gives you access to the garden and patio area.

A timber staircase with fitted carpet leads to the spacious galleried landing with two storage cupboards, and a useful library area which has fitted shelves, window seat and unique porthole style window.



There are four bedrooms on the first floor, all of which benefit from fitted carpets and built-in wardrobes. Bedroom three and four overlook the front of the property; whilst the principal bedroom and bedroom two overlook the rear.

The family bathroom, which sits adjacent to bedroom four, has three-piece white sanitary ware in the form of a bath, separate glazed shower cubicle with plumbed shower, a wc and a wash hand basin.

The principal bedroom overlooks the garden at the back, and benefits from an ensuite shower room, with wc, wash hand basin and a plumbed shower in a separate glazed cubicle.

24 Buccleuch Chase benefits from double glazing, gas central heating, and fitted floor coverings providing a warm and comfortable home. With good storage, the property is flexible in its layout and offers excellent family living throughout.

OUTSIDE:

The property sits back from the road with lawn to both sides and a monobloc driveway leading to plentiful parking at the front of the large detached double garage which is a particular bonus.

The large enclosed garden to the rear is a real focal point of this property and has been thoughtfully landscaped with bespoke water feature running down the side to a small pond. With dry stone walling it is a real feature of this property.

The majority of the garden is mainly laid to lawn with carefully planted borders holding a number of shrubs and semi-mature trees. There is also a generous patio area sitting immediately outside the conservatory and utility room offering an excellent space for al fresco dining or barbecues.

A large garden storage shed with bin store to the side is also included in the sales price.

DIRECTIONS:

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

Coming from the North, follow the A68 to St. Boswells. Proceed past the cricket club and turn right onto the A699 (signposted Selkirk), which is the turn off immediately after the cricket club, and take the first right into Buccleuch Chase. Bear left and proceed round the development. As you follow the road round to the right you will reach Number 24 which sits on the right hand corner.

Coming from the South, follow the A68 to St. Boswells. On entering the village turn left onto the A699 (signposted Selkirk), which is the turn off before the cricket club, and take the first right into Buccleuch Chase, following the aforementioned directions.

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: G

EPC RATING:

Current EPC: C74

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:

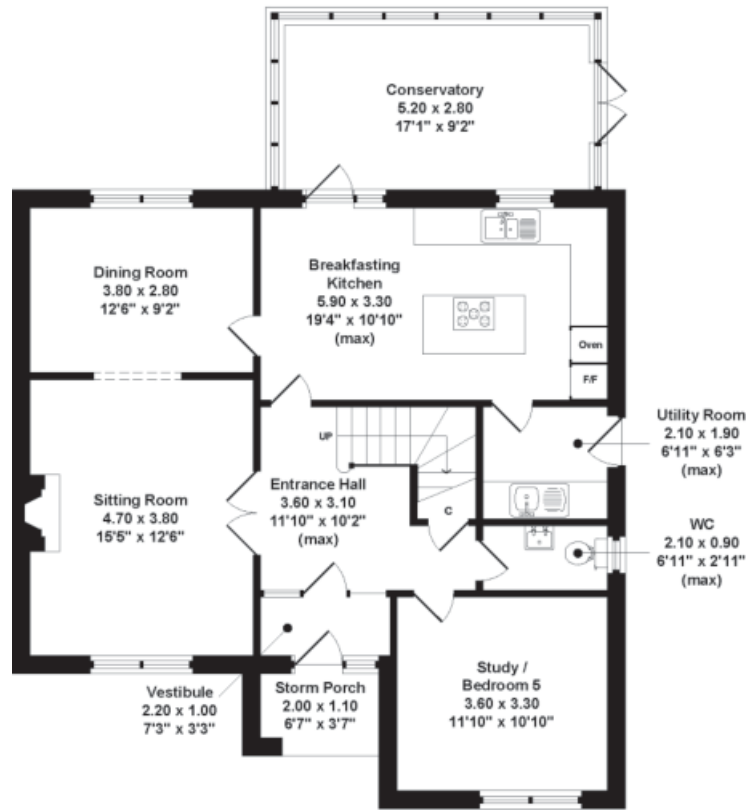
Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE

Contact: Andrew Kirkhope Telephone: 0131 229 1212 Fax: 0131 229 5611



**24 Buccleuch Chase
St Boswells, Melrose, TD6 0HB**

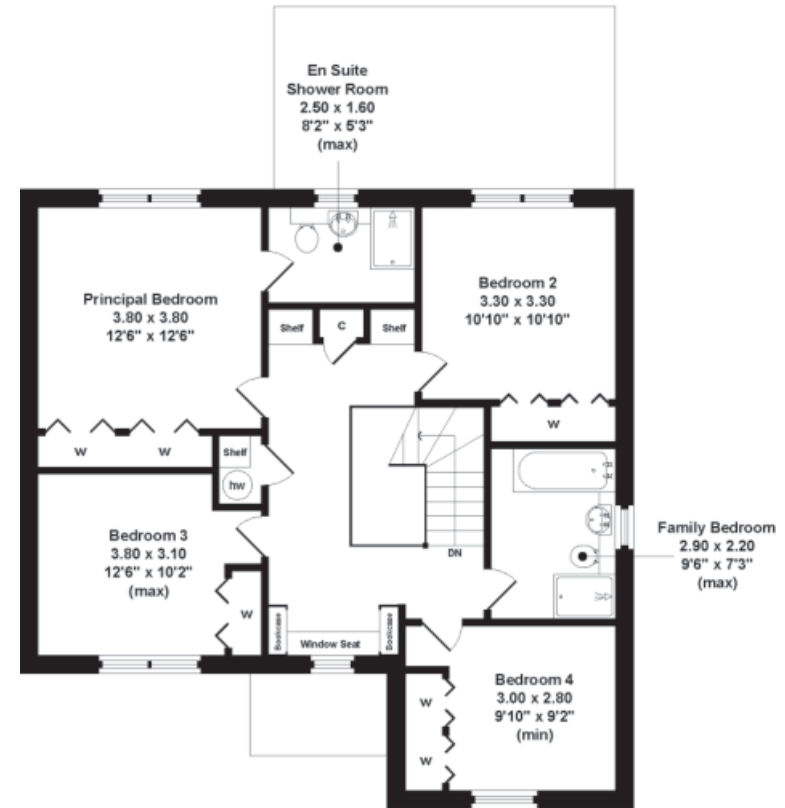
FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 184m² (1,980sqft)
© HONEYGRAM LTD 2015



Ground Floor

**24 Buccleuch Chase
St Boswells, Melrose, TD6 0HB**

FOR IDENTIFICATION ONLY - NOT TO SCALE
© HONEYGRAM LTD 2015



First Floor

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.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk