



9 Brunton Park is an immaculate three-bedroom detached house, situated in the much sought after village of Bowden. Upgraded internally and externally the property is double glazed throughout and has been beautifully maintained under the current owners.

Only a short drive from the principal Borders Town of Melrose, the house lies five and a half miles from the new Borders Railway, which will run from Tweedbank to Edinburgh, that is due to open in September 2015.

Internally, the property lies across two levels and comprises three bedrooms, a shower room, a large sitting room with dining area, a kitchen, a conservatory, and a downstairs wc.

Externally, there is private driveway parking for two cars, with an attached garage. The enclosed garden lies predominantly to the rear with attractive borders, hedging and patio.

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

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:

9 Brunton Park 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 opening in September 2015 is of particular note and will run from Tweedbank to Edinburgh.

DESCRIPTION:

Access into the property is via the double glazed front porch with tiled floor, which leads to a welcoming oak floored hallway, off which the main rooms are located. To the right there is a cloakroom with wc and wash hand basin. There is also a useful cupboard under the stairs.

To the left with glazed door and internal window is the large fully carpeted sitting room with dining area which runs the length of the main house. It has windows to the front and rear, and a feature fireplace with attractive wooden mantle, slate hearth and multi-fuel stove.

Adjacent to the sitting room is the fully fitted kitchen which benefits from plentiful worksurfaces, tiled splashback, Belfast sink and a fully tiled floor. Integrated appliances include a four-ring induction hob with cooker hood over and a separate NEFF oven. There is also additional space and plumbing for a dishwasher, a washing machine, a fridge and a freezer.

Off the kitchen lies the large centrally heated conservatory which overlooks the garden and has a door leading to the outside. This room is particularly flexible due to its size and can offer an additional sitting and dining area.

Returning to the main hall there is a carpeted staircase leading to the first floor landing which comprises three generous sized bedrooms which include fitted carpets. The principal bedroom has two large fitted double wardrobes and the third bedroom has a single fitted wardrobe. The second and third bedroom overlook the front, with the principal bedroom lying to the rear.



The shower room, with wc and wash hand basin also has a large walk in shower cubicle with tiled surround and a plumbed power shower. There is also an array of storage units and shelving. The floor is fully tiled with under floor heating.

Also on this floor is an airing cupboard which offers generous storage.

9 Brunton Park has been upgraded in recent years and beautifully maintained by the current owners which includes new roughcasting and fascias to the outside, new driveway, installation of a multi-fuel stove and internal decorating throughout to a very high standard. With double glazing and fitted floor coverings, there is also excellent storage via the garage to the side.

OUTSIDE:

The property benefits from private parking in the monobloc driveway to the front of the attached garage. The front garden has a small lawn area with attractive rose bed and hedging.

The enclosed garden to the rear has a pathway down the side, and a small lawn and patio area with border planting and trellis arch with climbing plants. There is also a mature beech hedge to the side and rear. The garage has rear door access on the opposite side, which houses the fully condensing boiler and offers additional utility space. The garden shed is also included in the sales price.

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 1st right into Brunton Park, then 1st left. Number 9 is the fourth property on your left hand side.

From the South take the A68 North and turn left into Newtown St Boswells and onto the B6398. Turn left, remaining on the B6398 (Bowden Road) signposted Bowden and follow the above directions.

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 through the village. The turning for Brunton Park is towards the end of the village on the left hand side. Turn left into Brunton Park and then 1st left again, Number 9 is the fourth house on your left hand side.

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, oil fired central heating, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: E

EPC RATING:

Current EPC: D60

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:

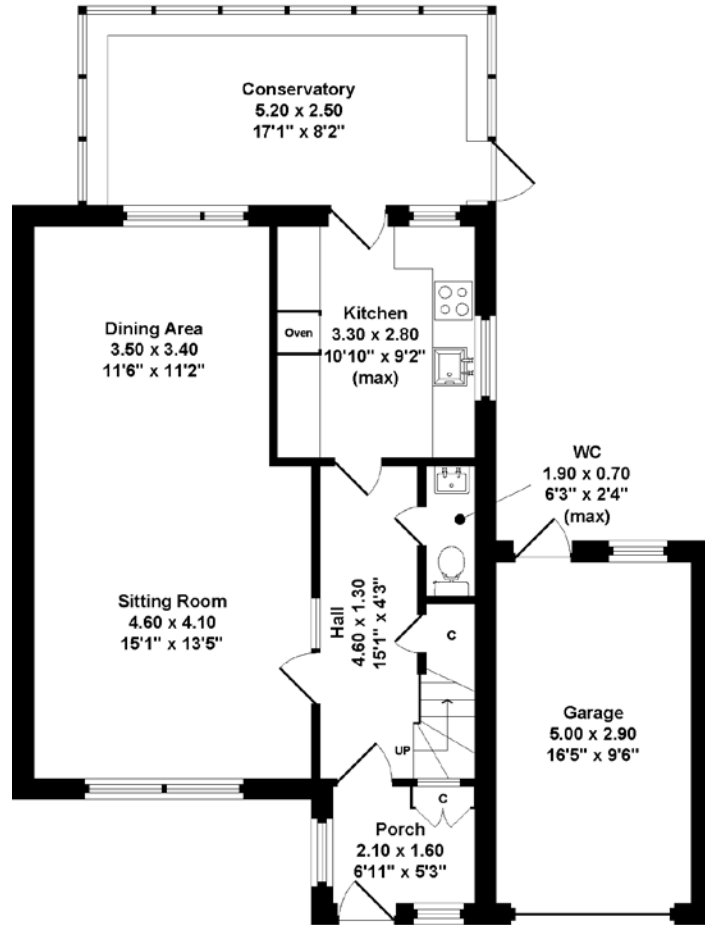
Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

Contact: Jane Johnstone Telephone: 01896 752 379 Fax: 01896 754 439



**9 Brunton Park
Bowden, Melrose, TD6 0SZ**

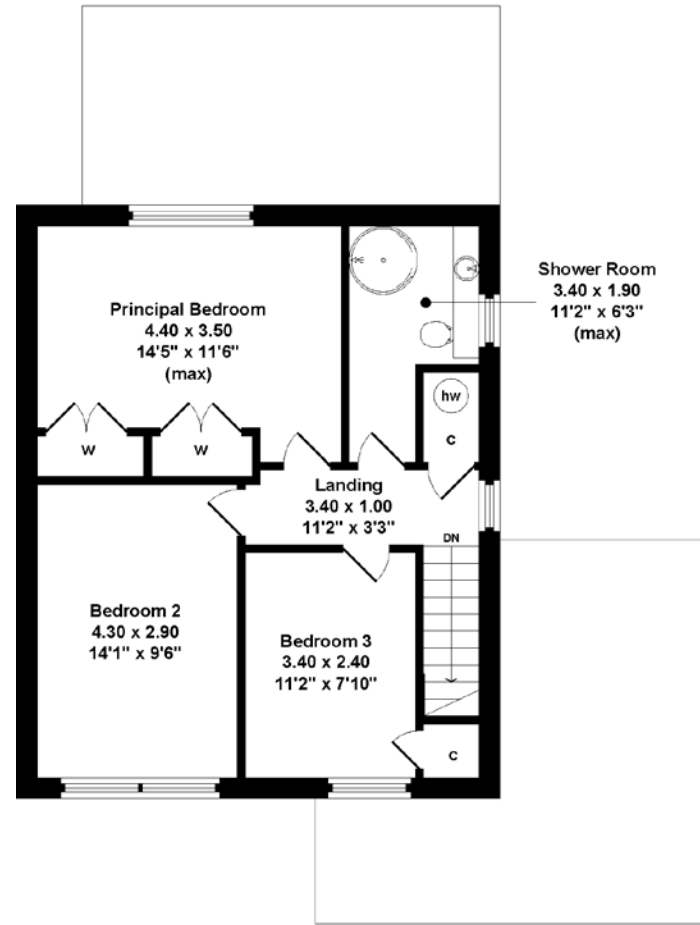
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Ground Floor

**9 Brunton Park
Bowden, Melrose, TD6 0SZ**

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First Floor

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

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