



Penwood is a well presented three-bedroom detached bungalow, plus attic room, situated in a rural position in the hills behind Gattonside, only a short distance from the popular Borders town of Melrose.

Only three and a half miles from the new Borders Railway, which runs from Tweedbank to Edinburgh the property is in a highly accessible area with the A68 only a short distance away, as well as the Borders General Hospital which lies on the outskirts of Melrose.

Internally, the accommodation lies principally across one level and comprises three bedrooms, a family bathroom, an ensuite bathroom, a sitting room, a dining room, a dining kitchen, a study, a utility room, and a wc. There is also a staircase to the first floor which provides additional space as a library or hobby area, with access into the attic voids providing excellent storage.

Externally, the property benefits from parking for several cars in the driveway, and to the front of the large garage with workshop area. The plot is approximately one third of an acre and has a charming patio area with drystone walling, and a large lawn. There are also an abundance of shrubs and trees providing a really private and peaceful setting with views back to the Eildon Hills and over the rolling countryside.

Edinburgh and Newcastle are easily accessible via the A68, with most Border towns readily available from this central location. The Borders Railway, runs between Tweedbank and Edinburgh and is only two and a half miles away. Edinburgh 37.5 miles. Melrose 3 miles. Galashiels 4.5 miles. Tweedbank 3.5 miles (All distances are approximate)

Location:

Penwood is located at Housebyres which lies above the village of Gattonside, only a short distance from the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a green grocer, a fishmonger, two butchers, antique and interiors shops, small supermarkets, a large selection of restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

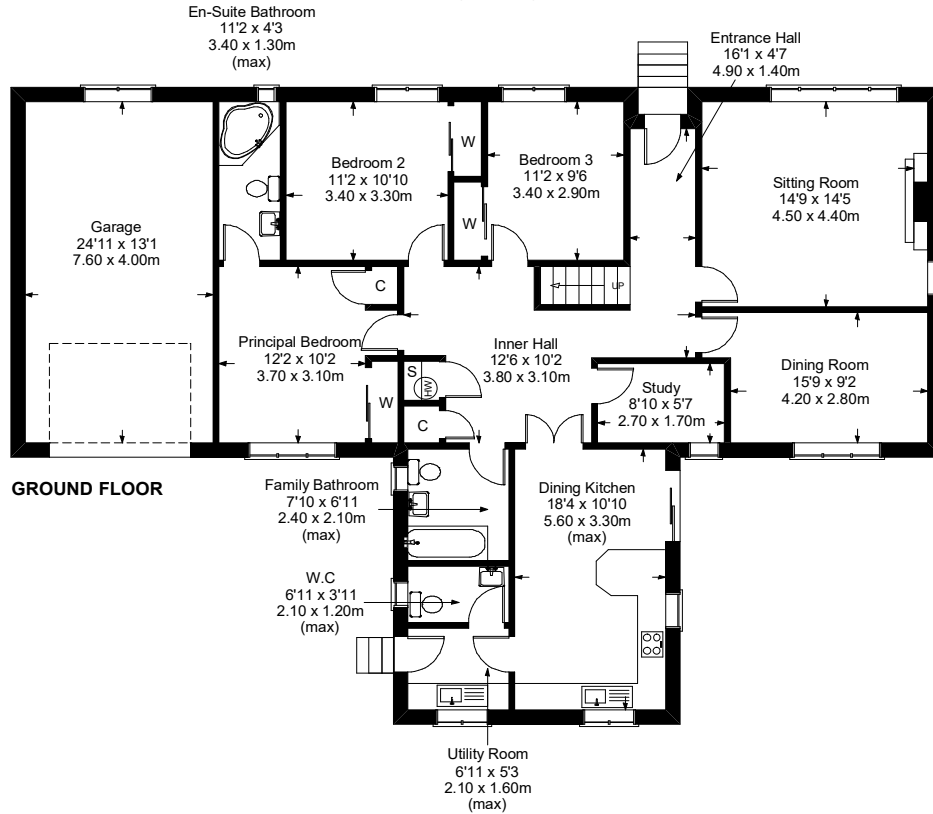
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose 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 area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the station approximately two and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



Penwood, Housebyres, Gattonsides, Melrose TD6 9BW

Approximate Gross Internal Area
3,020 sq ft - 281 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD6 9BW

Coming from Melrose take the B6360 over Lowood, which crosses the River Tweed, towards Gattonside. Bear left on the B6374 towards Galashiels and after approximately a quarter of a mile turn right at the sign for Gattonside Mains. Follow this road, bearing left at what looks like a junction, for approximately 1.5 miles. You will pass the entrance for Wester Housebyres, and if you keep going will come to Penwood which is the third property along on your left hand side.

Coming from Galashiels take the B6374 on the northern side of the River Tweed out of Galashiels. Approximately a quarter of a mile before the Lowood Bridge, turn left at the sign for Gattonside Mains, 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, shared private water supply, shared septic tank drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

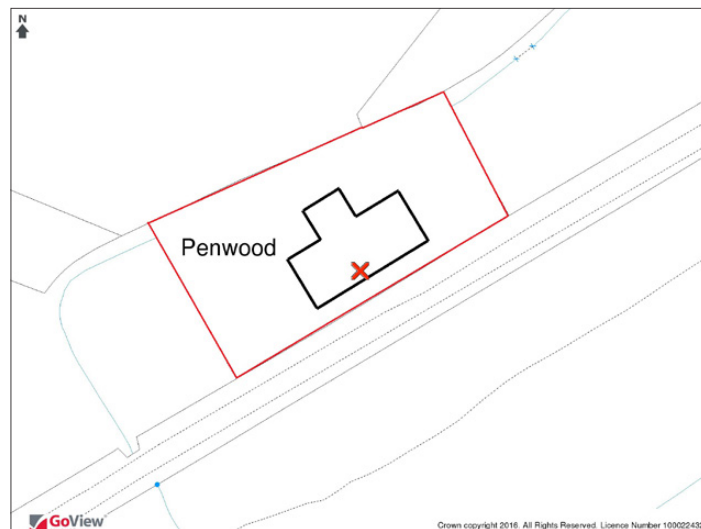
EPC Rating:

Current EPC: E53

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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