



Manor Cottage is a deceptively spacious and charming four-bedroom property situated in the sought after village of Bowden.

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

Internally, this versatile property comprises four bedrooms, two bathrooms, a sitting room, a dining hall, a family room, and a breakfasting kitchen.

Externally, there is private driveway parking, and a generous garden to the rear with patio area and views back towards the Eildon Hills. Mainly laid to lawn there are a number of shrubs and small trees.

Edinburgh is just under an hour away and 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.  
(All distances are approximate)

#### **LOCATION:**

Manor Cottage is situated in the sought after village of Bowden, only four miles 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. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, excellent 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, as well as a gym and a leisure centre.

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, rough and syndicated shooting, horse riding, golf, mountain biking, and a selection of walks including the Southern Upland Way. Local schools include Newtown St. Boswells Primary, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside 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 new Borders Railway running to Edinburgh, with the terminus at Tweedbank, which is due to open in the September of 2015, lies approximately five and a half miles away.

#### **DESCRIPTION:**

Manor Cottage is accessed by the front door which leads into the welcoming entrance hall with a useful understairs cupboard. To the right lies the family room which is a cosy room at the front of the house with working fireplace and cast iron grate and fascia. Two sash and case windows overlook the front and the charming village green.

Across the hall is the breakfasting kitchen which also has windows to the front plus an array of units and worksurfaces. Integrated appliances include a double oven, and four-ring hob and Belfast sink as well as space and plumbing for a washing machine, fridge freezer and a dishwasher.

Back to the hall, past a storage cupboard, which is plumbed for a washing machine, and a short flight of steps will take you to the focal point of the property, which is the dining hall which is brightly lit and offers a variety of uses. There is also a side porch here which leads out to the garden and has a tiled floor.

On one side lies the large sitting room with triple windows, beech wood floor and a feature wood burning stove plus exposed stone wall. On the other side are bedroom three and four plus an adjacent shower room with large glazed cubicle, wc and wash hand basin.

Returning to the entrance hall you will find a staircase to the main first floor landing which has two bright and generously proportioned double bedrooms. Both have press cupboards, fireplaces and views to the front. Situated between both bedrooms is the main bathroom with cast iron roll-top bath, wc and wash hand basin, which completes the accommodation.



Manor Cottage is a charming home which offers flexible living with good storage through an extensive attic space that offers scope for development, and is situated in a popular village only a short distance from Melrose. It really should be viewed to be appreciated.

#### **OUTSIDE:**

The property benefits from private driveway parking and attractive border with climbers adorning the front and back sitting room.

The garden lies pre-dominantly to the rear with a patio area which is ideal for barbecues and enjoying the views back towards the Eildon Hills.

With extensive lawn there are a selection of fruit trees and semi-mature trees which are a particular feature. There is also a garden shed and wood store, which is included in the sales price.

#### **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. Turn right, remaining on the B6398 (Bowden Road) signposted Bowden and proceed along this road until you reach the village. On entering Bowden, proceed through the village until you reach The Green which lies beyond the war memorial. Manor Cottage sits back from the road on the right 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 into the village. As you reach The Green, you will see Manor Cottage 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: F

#### **EPC RATING:**

Current EPC: F30

#### **VIEWINGS:**

Strictly by appointment with the selling agents.

#### **SOLICITORS:**

Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh EH3 8HE  
Contact: Andrew Kirkhope Telephone: 0131 229 1212 Fax: 0131 229 5611

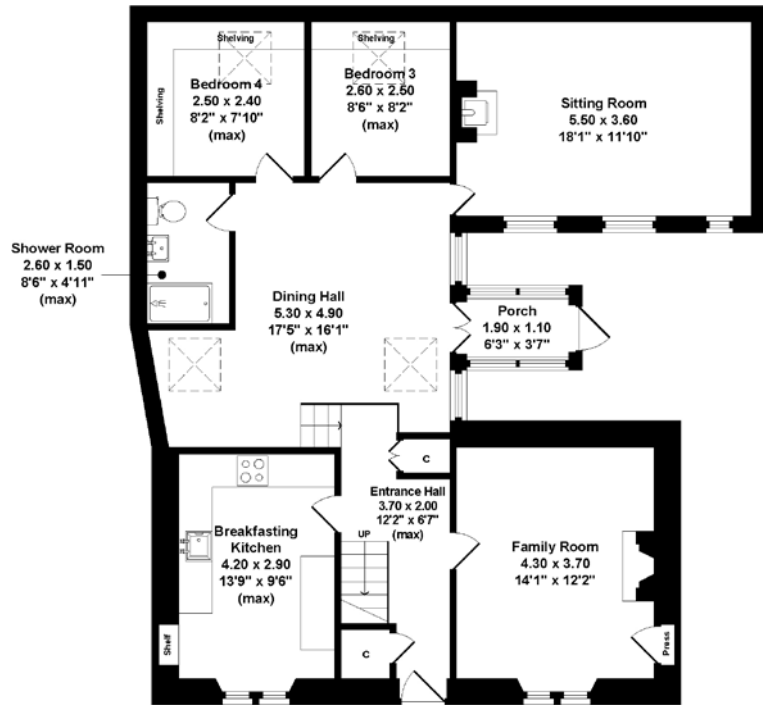
#### **OFFERS:**

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.

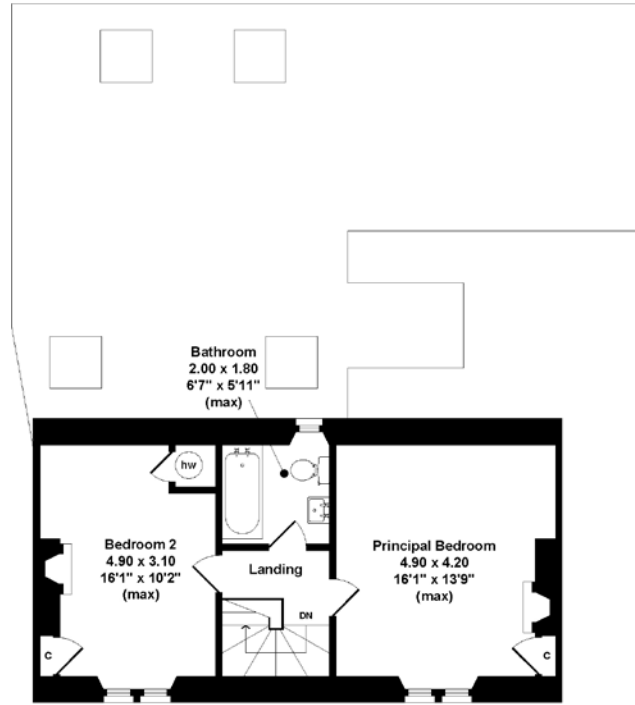


# Manor Cottage Bowden, Melrose, TD6 0SS

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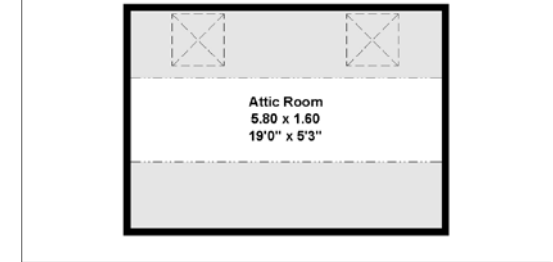


Ground Floor



First Floor

Shading denotes  
areas with less than  
1.5m headroom



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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.

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