

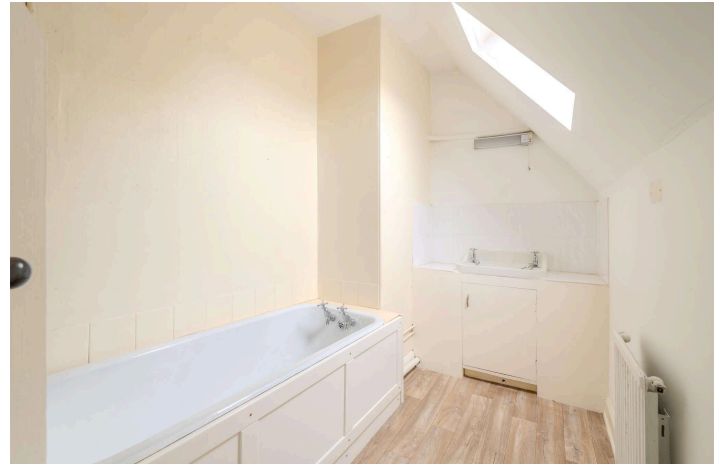


## 6 Clintmains Cottages

St Boswells, TD6 0DY



Enjoying A Picturesque Position Within The Attractive Village Of Clintmains, 6 Clintmains Cottage Offers An Idyllic Countryside Lifestyle, Perfect For Those Who Appreciate Peaceful Surroundings And Open Rural Views While Remaining Within Easy Reach Of Local Amenities And Transport Links.



## 6 CLINTMAINS COTTAGES

This characterful village is something of a hidden gem, with its attractive row of traditional cottages overlooking the village green. The property offers particularly bright and well-proportioned accommodation, enhanced by good ceiling heights and fresh, neutral décor throughout.

On the ground floor, a comfortable sitting room enjoys pleasant views across the green and features an attractive fireplace as a focal point, creating a warm and welcoming living space. Adjoining the sitting room is the fitted kitchen, while a versatile third bedroom on this level also lends itself perfectly to use as a home office or study. Upstairs, the principal bedroom enjoys elevated countryside outlooks and benefits from an en-suite bathroom. A second double bedroom and a separate cloakroom/WC complete the first-floor accommodation.

Externally, the property is ideally suited to country living, with an expansive open green to the front and a private garden area to the rear. The rear boundaries are currently being defined by the sellers and will be enclosed with fencing. The attractive outdoor space, together with the peaceful village setting, provides a wonderful backdrop to this charming and inviting home.

## LOCATION

Clintmains is a charming village set just past St Boswells over the Mertoun Bridge – surrounded by truly glorious local countryside and landmarks including elevated views over the River Tweed, nearby Scott's View, Dryburgh Abbey and Wallace Monument. A great spot for those requiring a blend between country living and modern requirement. The village of St Boswells is a desirable location and benefits from independent shops such as an award-winning butchers, bookshop with deli & café, art gallery - as well as a post office service, hotel with restaurant and coffee shop, and a small supermarket. Local schooling is available with the excellent village primary and nursery, and within the nearby and highly regarded Earlston high school catchment. An abundance of leisure facilities are close to hand with a golf course, tennis court, rugby and football fields and of course the river Tweed. St Boswells is a popular choice with the commuter being just off the A68, offering swift transport links and a local train station at Tweedbank.

## HIGHLIGHTS

- Excellent Village Location
- Character Cottage
- Private Garden & Outdoor Storage
- Easy Access to Countryside

- Fresh Decor

## ACCOMMODATION SUMMARY

Ground Floor- Entrance Hallway, Living Room, Kitchen and Bedroom. First Floor: Landing, Bedroom with En-Suite Bathroom, One Further Bedroom and a WC Compartment.

## SERVICES

Mains electric, water & drainage. Oil fired central heating. Mostly double glazed.

## ADDITIONAL INFORMATION

All fitted items including carpeting, any blinds and curtains poles are included in the sale price. Internal extends to approx. 87sq m.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Band E.

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £205,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.