8 Clintmains Cottages Clintmains
Melrose, TD6 0DY

3 bed

1 public

1 bath

Set on the edge of the village, 8 Clintmains is an attractive stone-built semi-detached property, offering bright and flexible accommodation alongside a generous garden. With excellent potential to create a charming country classic, the property has fantastic foundations for buyers seeking a peaceful village setting, while still enjoying easy links to St Boswells, Kelso and Melrose.

The village green sits at the heart of the community, with ample off-road parking designated for Cottages 8 and 9 to the front. A paved path leads to the main entrance, which overlooks the garden.

The ground floor offers a flexible layout, with a comfortable lounge featuring an open fire, leading through to a useful utility room and kitchen at the rear. Also on this level is a third bedroom, or alternative public room, together with the bathroom. Upstairs, there are two well-appointed double bedrooms, both benefiting from built-in storage.

Externally, the garden has been extended to create a generous, fully enclosed cottage garden. With plenty of space and scope, it is ready for the new owner to landscape, cultivate and make their own.

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 Semi Detached Cottage
- Excellent Scope for Personalisation
- Private Garden with Direct Access from House
- Easy Access to Countryside

ACCOMMODATION LIST

GROUND FLOOR: Entrance Hallway, Living Room, Kitchen, Bedroom, Utility Hallway and Bathroom.
FIRST FLOOR: Landing and Two further Bedrooms.

SERVICES

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

ADDITIONAL INFORMATION

All fitted items as viewed are included in the sale. Internal extends to approx. 79sq m.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band B.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open 5 days a week.

PRICE & MARKETING POLICY

Offers Over £210,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.