

LEGAL
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27 Buccleuch Chase

St Boswells, TD6 0HB

Offers Over £450,000





Set in the heart of the Scottish Borders in a highly desirable village location for families and retirees alike, 27 Buccleuch Chase is a spacious modern home in a superb plot, offering adaptable accommodation, a generous garden and easy access to open countryside.



27 BUCCLEUCH CHASE

27 Buccleuch Chase is an immaculately presented detached family home, peacefully positioned within the sought after village of St Boswells and enjoying attractive open outlooks. Offering generous accommodation over two levels, the property benefits from a private rear garden, extensive driveway parking and an impressive garage.

The ground floor accommodation is well proportioned and bright throughout, with a spacious dual aspect lounge and dining room filled with natural light and centred around an attractive marble fireplace, while the adjoining dining area enjoys views over the rear garden and access to the kitchen. The breakfasting kitchen is offers ample storage and workspace, integrated appliances, and patio doors opening directly onto the garden. A useful utility room provides additional storage and internal access to the substantial garage, which offers exceptional parking, storage and future development potential. Also on the ground floor are a versatile home office ideal as a playroom and a convenient cloakroom facility.

Upstairs, the generous principal bedroom benefits from fitted storage and an en-suite shower room. Three further double bedrooms, all with built-in storage, are served by a spacious family bathroom.

Externally, the property enjoys a well maintained, family friendly garden. The front garden is laid mainly to lawn with mature planting and a driveway leading to the garage, while the fully enclosed rear garden offers a generous lawn, planted borders and direct access onto the attractive Chase green beyond. A wonderful family home in a highly desirable village setting.

LOCATION

Buccleuch Chase is a small hamlet of luxury homes on the outer edge of the charming village of St Boswells; with lovely outlooks across the village cricket fields and just south of the Eildon Hills. The property is ideally positioned in this highly sought after and exclusive estate; benefiting from a sizeable plot with an open aspect to the front and rear. The area is exceptionally well maintained with excellent kerb appeal, and with its peaceful location, appeals to families and

retirees alike. The village itself benefits from independent shops such as an award winning butchers, bookshop with deli & café, interior and garden shop- as well as a post office, hotel with restaurant and small supermarket. Local schooling is available with the 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 Location
- Great School Catchment
- Easy Access via A68 and Rail Link at Tweedbank
- Freshly presented home
- Excellent Home Report condition

ACCOMMODATION LIST

Entrance Vestibule, Hallway, Dining Area & Lounge, Breakfasting Kitchen, Utility Room, Office And Cloakroom On The Ground Floor; With Master Bedroom & En Suite, Family Bathroom And Three Further Double Bedrooms On The First Floor.

ENERGY EFFICIENCY

Band C.

COUNCIL TAX

Band G.

ADDITIONAL INFORMATION

The sale will include all integrated appliances, curtain poles and blinds.

SERVICES

Mains gas, electric, water and drainage. Fully double glazed.

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 or requested by email 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 £450,000 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. 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.



