

HASTIN^{LEGAL}&S



7 Clintmains Cottages

St Boswells, TD6 0DY



3 bed



1 public



1 bath



Set To The End Of The Charming Row, 7 Clintmains Cottage Sits In A Picturesque And Quaint Village Setting - An Ideal Spot For Those Who Enjoy Open Country Aspects, A Peaceful Way Of Life, Though Still Aim To Be Well Connected To Nearby Facilities And Transport Links. The Characterful Property Is Ready To Move Into And Still Allows For Plenty Of Personalisation From A Keen Buyer.



7 CLINTMAINS

With a neat frontage, the main door opens to bright and well appointed living accommodation with a dual aspect lounge with feature fire and quirky proportions. The kitchen is positioned to the opposite side, fitted with wall and base cabinetry, with a ground floor bedroom or dining room adjoining. Upstairs, two comfortable double bedrooms are served by a family bathroom and a separate w/c.

Externally, the cottage enjoys a preferable position to take advantage of the rear garden; with easy access from the front and scope to create a back door, subject to the relevant permissions. The garden has recently been reseeded and is now established lawn, with new fencing and providing plenty of imagination for the keen gardeners if required!

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 LIST

Ground Floor:- Entrance Hallway, Living Room, Bedroom/Dining Room & Kitchen. First Floor:- Landing, Two Further Bedrooms, Bathroom & Separate W/C.



SERVICES

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

ADDITIONAL INFORMATION

Internal extends to approx. 79sq 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 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 £180,000 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.