



8 Towerburn

Denholm, TD9 8TB



Bright Apartment Forming Part Of Mansion House, With Elevated Outlooks Over Private Grounds And Countryside, Hosting Three Bedrooms, Two Public Rooms And Beautiful Shared Gardens.



8 Towerburn is a charming upper apartment, hosting well-proportioned accommodation including two public rooms and three comfortable double bedrooms, enjoying an elevated position in a stunning B Listed mansion of traditional Scots Baronial style. The property enjoys a quiet yet easily accessible location set within generous shared grounds with a tree lined entrance, extensive lawns and superb views.

Ideal as a second home or country getaway, benefitting a restorative location and lifestyle choice, 8 Towerburn is a bright and welcoming second floor apartment, with a shared main door opening to a hall and stairway and extending to the apartment entrance. Well-proportioned with pleasant outlooks throughout, a comfortable living room is finished in a neutral interior with feature fireplace, with a neighbouring double bedroom currently utilised as a hobby room and studio across the hall. A dining area opens to an adjoining galley style kitchen; with a good selection of storage and counter space. Two further double bedrooms are serviced by a shower room and a separate bathroom.

The property sits within formal grounds extending to approximately 8 acres; with pleasant walks and countryside surrounding the property, the gardens themselves hosts a truly idyllic setting with stretches of well-manicured lawns, a choice of seating areas, sheltering woodland and a wide variety of colourful planting, rhododendrons and mature perennial shrubs.

LOCATION

Towerburn lies about a mile east of Denholm and eight miles west of Jedburgh with easy access to the A68 and main Borders towns. Denholm benefits from good amenities including a village shop and post office, primary school, church, hotel and village pub, garage, butcher, hairdresser, coffee shop and Italian bistro and antique saleroom. The area is noted for its village green and attractive location with walks fishing and a well regarded 18 hole Golf Course at Minto.

HIGHLIGHTS

- Restorative countryside location • Stunning garden grounds • Beautiful outlooks
- Easily maintained apartment – ideal as second home • Three comfortable bedrooms • Fresh, bright internal with scope to personalise
- Resident parking.

ACCOMMODATION

Hallway, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Shower Room, Family Bathroom, Utility Storage.



DIRECTIONS

From the A698 approximately ½ a mile east of Denholm take the sign for Bedrule, continuing to the next junction, bear right and continue a few hundred yards with the entrance drive and stone pillars to Towerburn on the right.

ADDITIONAL INFORMATION

All integrated appliances, fittings, curtain poles and blinds are included in the sale price. Shared storage off main stair, single storage unit in cellar. Apartment extends to 135m² internally. Property is Grade B Listed; originally constructed 1914. Resident Fund for repairs.

SERVICES

Mains water and electricity. Private drainage. Electric heating.

ENERGY EFFICIENCY

Band E.

MEASUREMENTS

See Floorplan

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 £195,000 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.