

HASTIN^{LEGAL}&S



1 Campknowe

Offers Over £150,000

Gattonside, TD6 9NP



2 bed

1 public

1 bath



Ideal Downsizer Opportunity In The Heart Of The Popular Village Of Gattonside, Comprising Spacious Accommodation Over One Level.



I CAMPKNOWE

Located in the picturesque and highly sought after village of Gattonside, this charming two bedroom ground floor flat presents an excellent opportunity for downsizers, first time buyers or those seeking a peaceful retreat with convenient access to local amenities. Neutrally decorated throughout, the property offers a fresh and inviting interior that serves as a blank canvas for the new owner to personalise to their taste. Comprising a spacious lounge area, a compact yet practical kitchen, two well-proportioned bedrooms and a modern bathroom. Externally, there is a small low maintenance patio/drying area belonging to the property, perfect for colour pots, plants and patio table and chairs

LOCATION

Gattonside is one of the Scottish Borders' most desirable villages, known for its peaceful atmosphere, charming surroundings, and close knit community feel. Just a short walk across the River Tweed takes you to the historic town of Melrose, home to independent shops, cafes, restaurants, and the famous Melrose Abbey. The area is well connected, with nearby access to the Borders Railway at Tweedbank, providing regular services to Edinburgh – perfect for commuters or trips to the city. Local schooling is available at Melrose, with the village falling into the catchment for Earlston High School or private schooling at St Mary's Melrose. Just five minutes from the local hospital at Borders General and local attractions including Abbotsford House, Trimontium, hill walking on the Eildons and along the River Tweed; with plenty of sporting opportunities from golf to rugby including the world famous Melrose Sevens, it's a quintessential Borders location not to be missed.

HIGHLIGHTS

- Two well-proportioned bedrooms
- Ideal for downsizers
- Highly sought after village location
- Private patio/drying area
- Excellent transport links

ACCOMMODATION SUMMARY

Entrance Vestibule, Living Room, Kitchen, Shower Room, Two Bedrooms

SERVICES

Mains services, electricity, water. Gas central heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £150,000 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.