

9 Commonside

Offers Over £210,000

Bowden, TD6 0SR



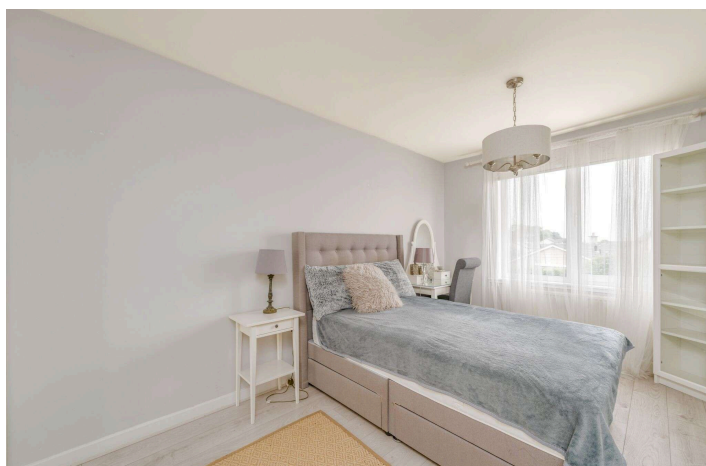
3 bed

1 public

1 bath



Modern Three Bedroom Semi-detached Home
In Central Bowden, With Stylish Interiors,
Enclosed Gardens And Driveway - Ideal First
Time Buy Or Family Home.



9 COMMONSIDE

This well-proportioned three bedroom semi-detached home offers the perfect blend of comfort and modern style. Set in the sought-after village of Bowden, the property features a bright lounge, a contemporary kitchen and stylish bathroom, all finished in modern, neutral tones throughout. Upstairs, the property offers three well-proportioned bedrooms. Enjoy the privacy of an enclosed rear garden, perfect for relaxing or entertaining, along with a small area to the front and the convenience of a driveway for off-street parking for two vehicles.

LOCATION

Bowden is a picturesque rural conservation village at the foot of the Eildons. There is a thriving community in its own right and is within easy reach of Melrose and a school bus operates for both primary and secondary school children. Melrose is an attractive and highly sought after location with a bustling market town filled with independent retailers. The town itself is a popular tourist centre with local attractions including the historic Abbey and Roman museum at Trimontium. The bypass allows good access to Galashiels and the town is within an hour's commute of the centre of Edinburgh. Melrose is in the heart of the Border country and enjoys good sporting and educational facilities. The bypass allows good access to Galashiels and the town is within an hour's commute of the centre of Edinburgh, along with the nearby railway station at Tweedbank.

HIGHLIGHTS

- Three generous bedrooms
- Bright and spacious lounge
- Neutral, move in ready décor
- Enclosed rear garden
- Driveway
- Perfect first time buy

ACCOMMODATION SUMMARY

Entrance vestibule, Hall, Living Room, Kitchen/Dining, Bathroom, Three Bedrooms.

SERVICES

Mains water, electricity, oil fired central heating.



ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area is approx. 93m² or thereby.

COUNCIL TAX

Band B

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 £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 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.