

9 Clintmains Cottage



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St Boswells, TD6 0DY



3 bed



1 public



1 bath



Quintessential Countryside Living Awaits In This Beautiful Chocolate-box Cottage, Enjoying Fantastic Access To Both Open Countryside And Modern Amenities.



9 Clintmains Cottage is a wonderful home set in a peaceful position within Clintmains. With a generous wraparound garden and spacious accommodation, the property is ideally suited to family living.

The main entrance opens into a generous living room, featuring a charming chimney breast and dual-aspect windows overlooking the gardens. Beyond this is a well-appointed dining kitchen, offering all the makings of a classic country kitchen. Also on the ground floor is a versatile bedroom or second public room, with the family bathroom conveniently located across the hall, together with a useful walk-in storage space. Upstairs, there are two large double bedrooms, both enjoying lovely views across the surrounding countryside.

Externally, the garden is a real highlight as a fully enclosed cottage garden, offering plenty of space and scope for the new owner to landscape, cultivate and make their own. The garden also includes a useful timber shed, while there is ample parking to the side of the property

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 Semi Detached Cottage
- Excellent Scope for Personalisation
- Private Garden with Direct Access from House
- Easy Access to Countryside

ACCOMMODATION LIST



Ground Floor: Entrance Hallway, Living Room, Kitchen, Bedroom, Utility Hallway and Bathroom. First Floor: Landing and Two further Bedrooms.

SERVICES

Mains electric, water & private drainage. Oil fired central heating. Fully double glazed.

ADDITIONAL INFORMATION

All fitted items as viewed are included in the sale. Internal extends to approx. 92sq m.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating 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 £215,000 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.