

HASTIN^{LEGAL}&S



4 Holydean Farm Cottages

Bowden TD6 9HT

Offers Over £325,000





A charming extended cottage combining traditional character with modern comfort, featuring three bedrooms, spacious living areas, and a beautiful garden in a peaceful countryside setting near Bowden.



4 Holydean Farm Cottages



4 HOLYDEAN

Nestled on a generous plot of land, this charming extended cottage perfectly combines traditional character with modern comfort

Situated close to Bowden and other picturesque Border towns, the property enjoys a tranquil setting complemented by a beautifully maintained garden.

Inside, the cottage offers three spacious bedrooms and two well-appointed bathrooms, providing ample accommodation for family living or guests. The large kitchen diner serves as the heart of the home, while the adjoining living room offers a cosy and inviting space to relax.

Altogether, this cottage presents an excellent opportunity to enjoy peaceful countryside living with easy access to local amenities.

LOCATION

Holydean Farm Cottages opens just off the B6359 road from Bowden to Melrose – signposted and approx. 0.5 miles along the no through road - using WhatThreeWords union.regarding.tend

Nearby Bowden is a picturesque conservation village at the foot of the Eildons - with much to offer being a thriving community in its own right, it 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 place filled with independent retailers. the town itself is a popular tourist centre and local attractions include the historic Abbey and Roman museum at Trimontium. The by-pass 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 with walking in the nearby Eildon Hills.

HIGHLIGHTS

- Charming extended cottage
- Blends traditional character with modern comfort
- Substantial plot
- Three spacious bedrooms and two bathrooms
- Best of countryside living with access to local amenities

ACCOMMODATION SUMMARY

Sitting Room, Family Room, Kitchen, Dining Room, Shower Room, Three Bedrooms and Bathroom

SERVICES

Mains water, electricity. Oil central heating, private drainage.

COUNCIL TAX

Band D

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 £325,000 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.



