Three bed semi-detached bungalow

Situated in the scenic village of Bowden









4 Dick Road

Bowden, Melrose, Borders, TD6 0SN

Scan Here!

3 BED

1 BATH

OFF STREET

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01896 800 440
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

BOWDEN
MELROSE, BORDERS

Bowden is a charismatic village situated three miles south of Melrose which is enclosed by the picturesque countryside yet conveniently located for easy access to other Border towns. Selkirk, St Boswells, Galashiels and Jedburgh are all nearby and have excellent shopping, recreational and sports facilities.

Melrose in particular has a great selection of quaint shops and great eateries, as well as a magnificent 12th Century abbey. The town is also home to the highly regarded St Marys, private school. St Boswells benefits from many local facilities including a variety of food stores, post office, village hall and the Buccleuch Arms bar and restaurant which serves award winning food all year round. There is also a primary school in the village. Galashiels is under 10 miles away and offers a good choice of High Street shops, banks and building societies. Galashiels further offers primary, secondary and higher education.

The Borders Railway line is due to be up and running by September 2015 with half hourly services at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour. The rail line is roughly 3/4s of a mile from the development. Edinburgh is 39 miles, Galashiels 4 miles and the Borders General Hospital is roughly a 2 minute drive from the property. (All distances are approximate)











"...A CHARISMATIC VILLAGE SITUATED THREE MILES SOUTH OF MELROSE WHICH IS ENCLOSED BY THE PICTURESQUE COUNTRYSIDE..."







4 DICK ROAD
TD6 0SN

We are delighted to bring to the market this charming adaptable three bedroom semi-detached bungalow.

The property briefly comprises: a large hallway which leads to two double bedrooms, one of which has useful built-in wardrobes, a third bedroom which the current owner uses as a dining room and has beautiful views across the countryside, shower room and a sitting room complete with multi-fuel stove. The hallway also has a storage cupboard. The spacious fitted kitchen sits off the living area and has a quaint breakfast bar and space for a dining table. There is also a part floored attic, ideal for further storage.

Externally, there is a shared driveway to the side of the property, private front garden and well maintained private and enclosed rear garden which has both a patio area and terraced flower beds. There is also a handy external store area which has been added to the rear of the property. The property also benefits from double glazing and oil central heating.













"...THE SPACIOUS FITTED KITCHEN SITS OFF THE LIVING AREA AND HAS A QUAINT BREAKFAST BAR AND SPACE FOR A DINING TABLE..."













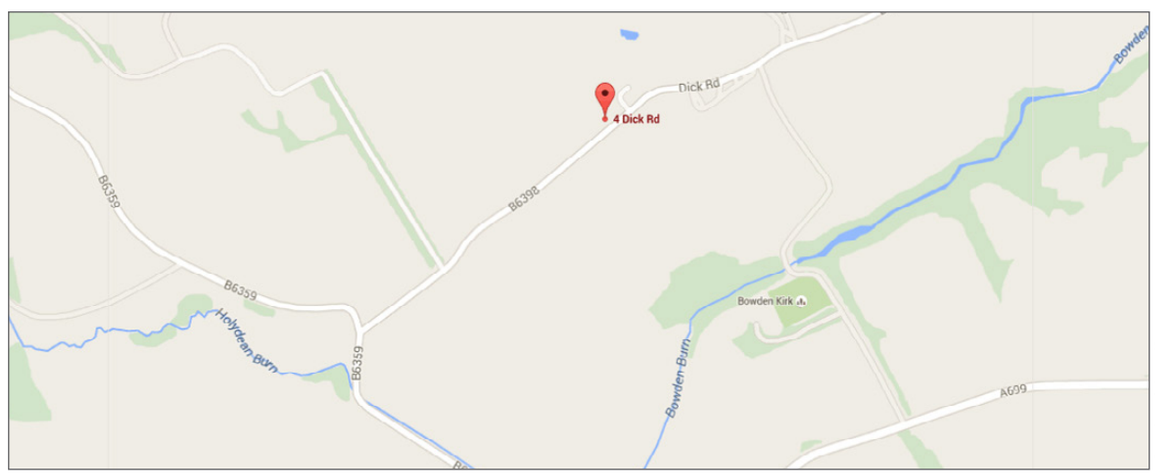


APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.51m (14'10") x 3.83m (12'7")
Kitchen	3.94m (12'11") x 2.92m (9'7")
Utility	1.75m (5'9") x 1.48m (4'10")
Bedroom 1	3.68m (12'1") x 3.03m (9'11")
Bedroom 2	3.39m (11'1") x 2.85m (9'4")
Bedroom 3/Diner	3.47m (11'5") x 3.39m (11'1")
Bathroom	2.22m (7'3") x 1.68m (5'6")

Gross internal floor area (m²) - 79



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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