

ROSE COTTAGE

Gattonside, Melrose, Scottish Borders, TD6 9NP

RETTIE



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Rose Cottage is a charming, south-facing two-bedroom cottage with views to the Eildon's Hills. Sat perfectly placed in the village of Gattonside, the property has been extensively renovated by the current owners to an exacting standard offering a truly turn-key property rich with chocolate box cottage features in a second to none location.

Arranged over one-level the cottage boasts a spacious sitting room, modern kitchen with integrated appliances and breakfast bar, two double bedrooms, a sleek shower-room and ample storage cupboards throughout. Externally there is a charming, enclosed garden ideal for al-fresco dining and following the sunshine due it it's south-facing position.

The current owners have thoroughly renovated the property (2022/23) throughout adding insulation and energy efficiency throughout with Karndean herringbone flooring, new bathroom and kitchen and an overhaul of the electrics and heating systems.

Rose Cottage is ideally just one mile from the busy market town of Melrose and can be reached on foot in under 25 minutes. There are two local restaurants – The Hoebridge & Seasons – whilst a wider array of independent retailers/restaurants and shops can be found on Melrose High Street. Gattonside benefits from a bus service for pupils of Earlston High School and is within walking distance of Melrose Primary School and St Mary's Preparatory.

Accommodation:

Hallway, Lounge, Kitchen, Bedroom 1, Bedroom 2, Deep Hallway Storage Cupboard, Shower Room.

Externally the property benefits from a charming enclosed garden.









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Situation:
Rose Cottage occupies a perfect South-facing position in the heart of the pretty village of Gattonside with spectacular views out to the Eildon Hills. The village itself boasts two restaurants and has an active village community and village hall which hosts events throughout the calendar year.

Nearby Melrose boasts a variety of specialist shops, a supermarket, hotels, cafés, bars and restaurants and can be reached within a few minutes' drive or via the footbridge over the River Tweed. Excellent amenities in nearby Galashiels include a cinema, large supermarkets and well-known high-street retailers. Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, The Greenyards - home of Melrose RFC and Rugby Sevens - and Abbotsford House, the former home of Sir Walter Scott. There are a variety of outdoor pursuits in the area including fishing on the River Tweed, rough and syndicated shooting, horse riding, golf, and a selection of walks including the Southern Upland Way.

Local schooling includes Melrose Grammar primary school and the highly regarded St Mary's preparatory school, while also within the catchment area is Earlston High School with a coach service from the village for pupils.

The Borders General Hospital lies just outside Melrose - and nearby Tweedbank, minutes to the west of Gattonside, has a station on the Borders Railway providing a service into central Edinburgh with approximately an hour's journey time. Berwick Upon Tweed (approx. 40 miles) provides a major rail link for travel to the South, and for the frequent flyer, airports can be found in Edinburgh, Glasgow or Newcastle.





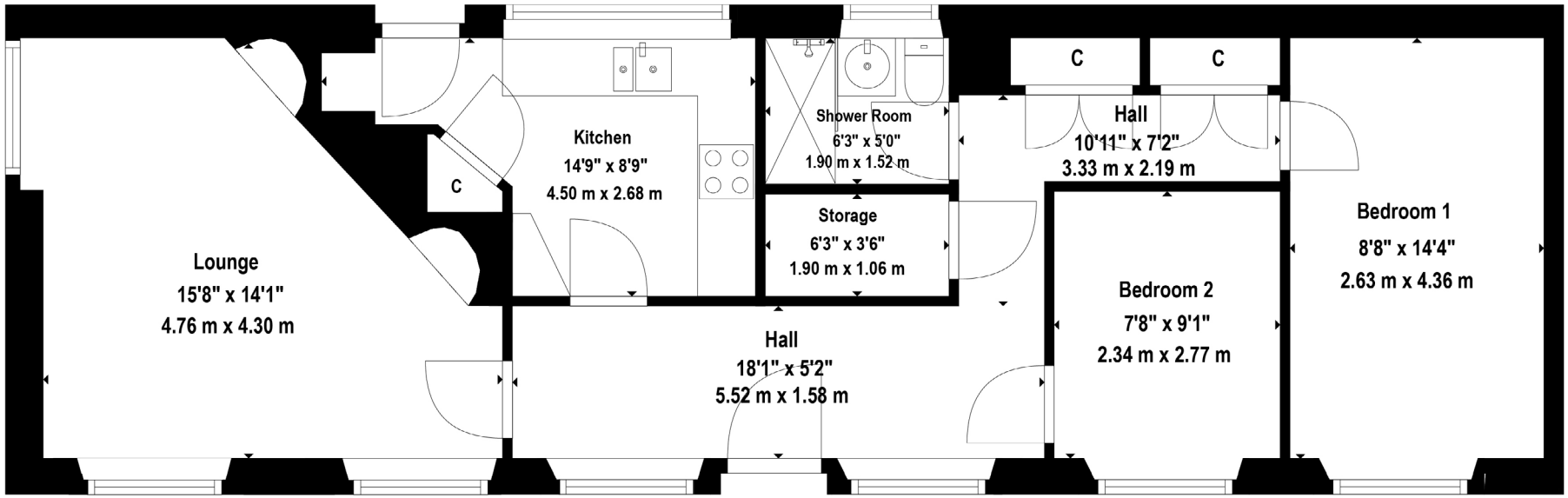









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Measurement point

Indicates area of Limited Use Space

Gross internal area: 68 sq m / 731.9 sq ft

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact Measurements shown are taken from points

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings
Only items specifically mentioned in the particulars are included in the sale; this will include all integrated appliances, carpets, light fittings and blinds.

Services
Under Floor Heating, GCH, Mains Water,

Viewing
Strictly by appointment only with Rettie. 01896 824070. Email: borders@rettie.co.uk
For the benefit of those with satellite navigation the postcode for the property is TD6 9NP

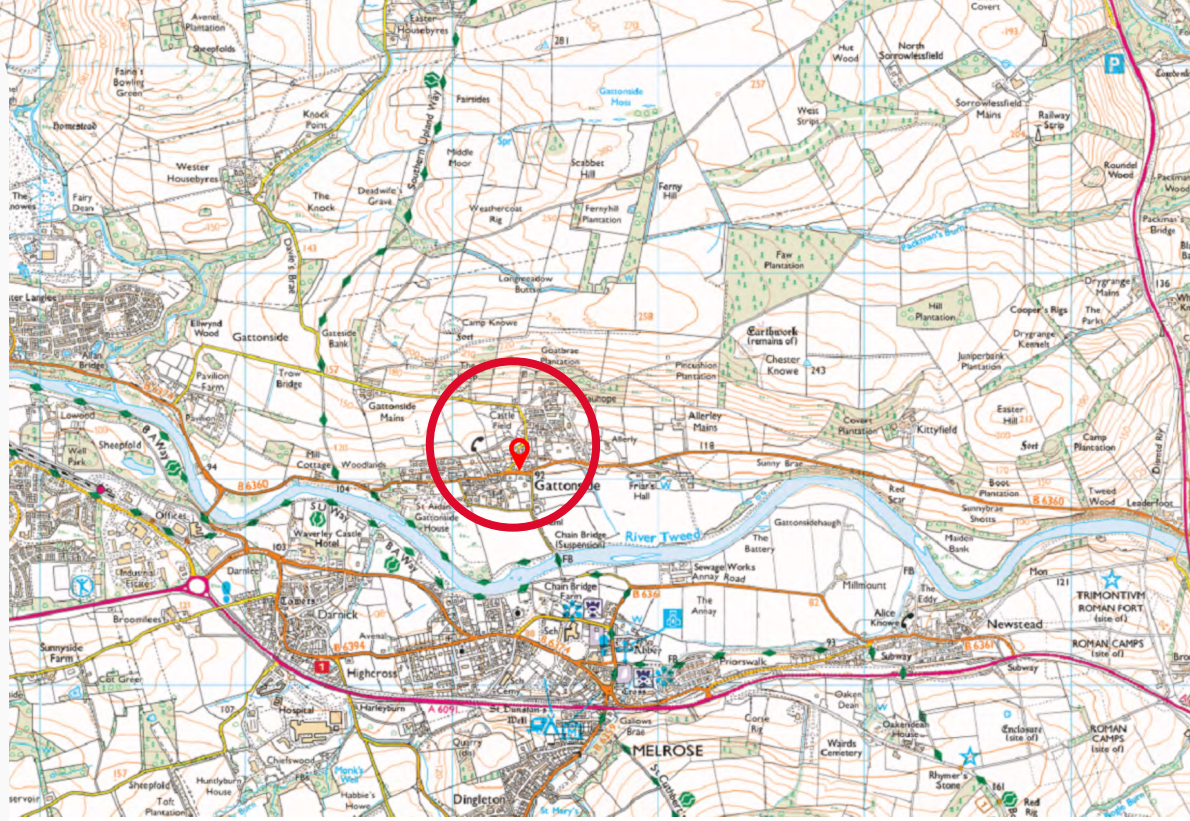
EPC Rating
Band D

Council Tax
Band D

Entry and Vacant Possession
Entry and vacant possession will be by mutual agreement.

Home Report:
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Offers:
Offers should be submitted in Legal Form to the selling agents Rettie at 1 Abbey Street, Melrose TD6 9PX. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:
Rettie, their clients, and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3.All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







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01896 824070
borders@rettie.co.uk
1 Abbey Street
Melrose
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