

LEGAL  
HASTIN&S



# South Riggs

Bowden, TD6 0ST







Enjoying a peaceful edge of village location, this lovely detached three bed bungalow enjoys wrap around garden, driveway & garage.





## SOUTH RIGGS

Nestled at the foot of the Eildon Hills in the delightful village of Bowden, South Riggs enjoys an enviable position on the fringes of the village, with open aspects from the front of the property across rolling countryside. The generous plot provides excellent levels of privacy and off street parking. This spot in a popular village is just a short drive to nearby amenities in St Boswells and Melrose.

The three bedroom detached bungalow offers an enormous amount of potential for extending or more obviously, an attic conversion to create additional bedrooms, or an impressive master with en-suite facilities - subject to the necessary permissions. South Riggs has the potential to make a stunning family home, but equally would suit those looking to downsize or retire to a peaceful Borders village. Externally, the bungalow sits within a generous wrap-around gardens, with mature gardens including a large patio area, a small lawn to the front and mature hedging encompassing the property and providing good privacy from surrounding properties. There is also a greenhouse, timber shed, potted plants and raised beds, perfect for the green fingered enthusiast! A driveway provides parking for several vehicles and a single garage with abundant space useful for external storage.

## 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 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. The bypass allows good access to Galashiels and the town is within an hour's commute of the centre of Edinburgh.

## HIGHLIGHTS

- Generous wrap-around garden
- Sought after Bungalow in an enviable position
- Exciting scope for extending or attic conversion

## ACCOMMODATION

Entrance Hallway, Living Room, Kitchen, Dining Room, Master Bedroom, Second Bedroom Three/Home Office, Family Bathroom.

## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

## ENERGY EFFICIENCY

Rating E

## COUNCIL TAX

Band F

## SERVICES

Mains water, waste drainage and electricity. Oil-fired central heating. Double glazing.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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](mailto: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.





