



To Let

Thornielaw Cottage

St Boswells, Melrose, Scottish Borders, TD6 0HJ

**Edwin
Thompson**





Thornielaw Cottage

St Boswells, Melrose, Scottish Borders, TD6 0HJ

- Rural Location
- Attractive detached Property
- Spacious rooms
- Stunning Views
- Large garage and drive for parking

Rent - £825 pcm

Location

The property is located on the outskirts of Charlesfield, near St Boswells.

Charlesfield, originally developed as a munitions depot during the second world war, it has been redeveloped and extended in recent years to provide a thriving strategic industrial estate.

St Boswells is located on the A68 between giving easy access north to Edinburgh and south to Newcastle, and is a delightful traditional Scottish Borders village with a traditional village green, set at the foot of the Eildon Hills.

Day-to-day amenities include local shops, small supermarket, restaurants, hotel, post office, and Primary School within walking distance, and is set within the Earlston High School catchment area. More extensive amenities are to be found in nearby Melrose and Galashiels, and the Borders Railway terminus at Tweedbank is approximately 6 miles away, making commuting to Edinburgh within an hour a viable option, and also has good public transport links locally.

Surrounded by beautiful Borders countryside the area has much to offer for a quality lifestyle, and there is a vibrant community locally with lots of local clubs and societies and a good range of outdoor activities such as golf, fishing, cycling, walking (St Cuthbert's Way), and horse riding, to name a few.

Description

Thornielaw Cottage is a desirable three bedroom property set in an idyllic rural location overlooking stunning countryside views and the Eildon Hills.

The property itself is of stone construction, with attractive climbing plants on the façade. The property benefits from double glazing, oil fired central heating and a wood burning stove.

Accommodation

Ground floor: Entrance hall, living room, dining room, kitchen, small utility/boot room and wc.

First Floor: Master bedroom, two further bedrooms and bathroom.

Externally: Large garage accessed off the utility room, parking and small garden area.





Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD6 0HJ.

What3words///

compiler.lipstick.gems

Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.

Tel 01835 824000.

Council Tax: F

EPC: F

Viewing

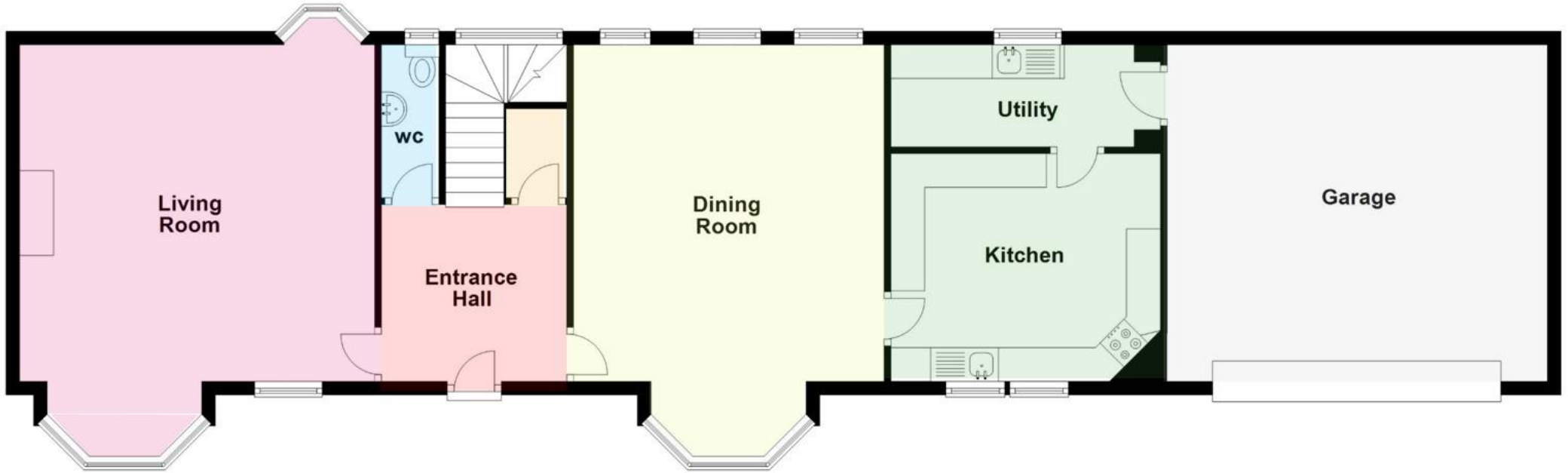
Strictly by appointment with our Letting Department.

Please contact Denise Leighton in our Galashiels Office 01896 751300 or d.leighton@edwin-thompson.co.uk.



Ground Floor

Approx. 115.2 sq. metres (1239.6 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.3 sq. feet)



For indicative purposes only. Not to scale.