



BANNERMANBURKE
PROPERTIES LIMITED

Rulewater Road, Bonchester Bridge, TD9 8JQ

Offers In The Region Of £225,000



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- VESTIBULE ▪ HALLWAY ▪ SITTING ROOM/DINING ROOM ▪ CONSERVATORY ▪ DINING KITCHEN ▪ UTILITY ▪ MASTER BEDROOM (EN SUITE) ▪ TWO FURTHER DOUBLE BEDROOMS ▪ BATHROOM ▪ D/G ▪ UNDER FLOOR HEATING VIA AIR PUMP ▪ ALARM ▪ DOUBLE GARAGE WORKSHOP ▪ OFFICE ▪ GARDENS ▪ DRIVE ▪ GREENHOUSE ▪ EPC RATING D

Detached bungalow set in a generous plot with large area of private woodland to the side. There is off street parking for around 5 vehicles and a detached double garage with workshop beneath. The rear garden is laid mainly to lawn with mature plants and shrubs and there is a green house and log store. Under floor heating and hot water via an Air Source Heat Pump.

Bonchester Bridge is a quiet hamlet located in a semi rural location in the heart of the Scottish Borders. Surrounded by rolling hills and open countryside, it really is a delightful peaceful getaway from the busier towns and cities whether this be permanently or for a holiday. Day to day facilities can be found in the village which has a popular Inn, and the larger towns of Hawick and Jedburgh offer more comprehensive shopping and recreational activities in addition to a choice of two secondary schools.

Hawick 13 Miles, Jedburgh 15 Miles, Carlisle 43 Miles, Newcastle 54 Miles, Edinburgh 55 Miles,

THE PROPERTY

Well presented detached three bedroom bungalow well located for village amenities in the quaint hamlet of Bonchester. Externally the property has a large monoblock drive for around 5 vehicles and a detached double garage with workshop beneath which has power and light. There is a green house and log store and the rear garden offers lovely views from a large patio and the remainder of the garden is laid mainly to lawn with mature plants and shrubs. To the side of the property is a private area of woodland ground also included in the sale. Internally the property boasts three good sized double bedrooms all with built in wardrobes and the master bedrooms provides access to an en suite shower room and office. The sitting room/dining room offers splendid views and there is access to the conservatory which opens onto a lovely patio.

The property benefits from oil fired under floor heating and double glazing.

Vestibule

Entered via high security UPVC and glazed door. Decorated in neutral with laminate flooring and white painted timber finishes. Coving to ceiling. Ceiling light. Wall mounted intruder alarm. Timber and glazed door leads to hallway.

Hallway

T shaped hallway provides access to the remainder of the accommodation. Decorated in neutral tones with white painted timber finishes and laminate flooring. White coving to ceiling. Smoke alarm and three ceiling lights. Access hatch to roof space. Double timber doors lead to a large storage cupboard with coathooks and shelving. Another timber door provides access to a shelved cupboard housing the heating controls

Dining Kitchen

11'10" x 11'7" (3.61 x 3.53)

Located to the rear with lovely views via double glazed windows. Decorated in a shade of lime green. Tile effect laminate flooring and white painted timber finishes. White coving to ceiling. Stainless steel spotlight fitting. Space for small table and chairs and there is a good range of floor and wall mounted kitchen units. Grey worksurfaces and tiling to splashback area. Space and plumbing for a dishwasher. One and half bowl stainless steel sink and drainer with mixer tap. Space for a range style cooker (run from bottled gas). Located over this is a chimney style cooker hood. Integrated wine rack and integrated fridge.

Utility

9'1" x 5'3" (2.77 x 1.60)

Accessed via the dining kitchen. Located to the rear and has a UPVC door out to the garden. Decorated in lime green with tiling to half height. White painted timber finishes. Tile effect laminate flooring. White coving to ceiling, smoke alarm and ceiling light. Range of cream floor mounted units with single bowl sink. Space and plumbing for washing machine and under counter fridge or freezer.

Sitting Room/Dining Room

27'10" x 12'5" (8.48 x 3.78)

Lovely bright double aspect room with double glazed windows to the side and door to the patio. Lovely views over the countryside. Decorated in neutral décor with two walls in a dark red. Neutral coloured carpet flooring. White painted timber finishes. Halogen ceiling spotlights. Smoke alarm and ceiling mounted fan. Ample space for dining table and chairs. Sitting room area provides access to the conservatory. Main focal point of the room is the timber fire surround with brick back and paved hearth and multi fuel stove set upon. TV aerial point and telephone point.

Conservatory

10'7" x 10'4" (3.23 x 3.15)

Lovely additional facility with double glazed windows and door to the side patio. The under floor heating continues into this room and it has the benefit of power. Tiled flooring. Stunning views.

Master Bedroom

13'11" x 11'10" (4.24 x 3.61)

Spacious room to the rear with lovely views via double glazed windows. Decorated in neutral with carpet flooring and white painted timber finishes. Ceiling fan light. Built in wardrobes provide good storage.

En Suite

4'7" x 9'1" (1.39 x 2.77)

Entered via timber panel door. Located to the rear with opaque double glazed window. Comprises of wash hand basin and WC with vanity furniture and a small glass brick wall partitions off the wet area which houses a chrome shower run off the boiler. Two glazed ceiling lights. Tiled to full height in the wet area and to half height at splashback areas. White coving to ceiling and is decorated in neutral. Tile effect laminate flooring.

Office

10'9" x 6'4" (3.28 x 1.93)

Accessed via master bedroom via a timber panel door. Located to the rear with a double glazed window. Central heating radiator. Decorated in neutral colours with one wall in terracotta. Carpet flooring. White painted timber finishes. Ceiling light and access hatch to roof space. Provides access to the boiler room which houses the floor mounted boiler, electric meter and switchgear and has a door to the rear.

Bedroom

11'4" x 11'0" (3.45 x 3.35)

Double room located to the front with double glazed window. Decorated in neutral with a feature wall in pale pink. Carpet flooring and white painted timber finishes. White coving to ceiling and ceiling light. Range of built in wardrobes for storage.

Double Bedroom

13'8" x 11'1" (4.17 x 3.38)

Located to the front with double glazed window. Decorated in neutral with a feature wall in pale green. Carpet flooring and white painted timber finishes. Ceiling light and a range of built in wardrobes.

Bathroom

11'0" x 8'9" (3.35 x 2.67)

Spacious family bathroom located to the front with opaque double glazed window. Decorated in neutral with tile effect vinyl flooring. White painted timber finishes. Ceiling light and wall mounted heated towel rail. Comprises three piece suite of bath, wash hand basin and WC. Wash hand basin and WC are set in to vanity furniture for storage. The splashbacks and bathing areas are tiled to full height in a green tile. Located over the bath is a bath shower mixer tap.

SALE DETAILS & OTHER INFORMATION

Fixtures and Fittings

Carpets/floor coverings and light fittings included in the sale.

Services

Mains drainage, water, and electricity. LPG cooking and oil fired under floor heating.

Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.


Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

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