

LEGAL  
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# The Cottage

Midlem, TD7 4QD







Tucked to the edge of the charming village of Midlem just off the picturesque Green, this character cottage has been thoughtfully upgraded to host flexible and comfortable accommodation over two levels - with a beautiful landscaped private garden to the rear, the envy of any keen gardener.





## THE COTTAGE

Surrounded by idyllic Border countryside this traditional stone-built property opens from a quiet, country lane within the village – offering an ideal family home with three double bedrooms, plenty of entertaining space and quaint retained period features.

With a chocolate box frontage, the front porch opens to the hallway, accessing the public rooms and utility room positioned on the ground floor. The lounge enjoys a glorious triple aspect, with the well-proportioned room allowing plenty of space for freestanding furnishings and benefitting a feature fireplace. The neighbouring boot room is a must-have for any country property, hosting a useful ground level facility and linking the original accommodation with the more recent rear extension, now home to the generous family dining kitchen and bedroom above. The kitchen makes the most of the garden aspect, opening directly onto the patio for outdoor dining, and is finished with a good selection of timber wall and base units and ample room for dining table and chairs. Two further public rooms open from the hall, currently utilised as a separate dining room and a study, with obvious potential as a fourth bedroom, playroom or snug.

Upstairs, a split stair extends to the principal bedroom with neighbouring family bathroom, with two further double bedroom across the hallway.

The enclosed garden to the rear is landscaped in sections ; marrying perfectly with the accommodation the garden is expertly cultivated to provide screening and colourful borders, with a choice of seating and al fresco areas, and still providing a buyer with scope to landscape further as required.

## LOCATION

Midlem is a much admired and sought after conservation village with a central green and an active community spirit hosting frequent events and a focus on village life.

Local schools are available at the nearby primary school at Lilliesleaf and Selkirk, with private schooling available at St Mary's Melrose.

Midlem is well located for the central Borders towns and the A68 and A7 to Edinburgh, as well as easy access to the Borders Railway.

Being set just over four miles from Selkirk, the property is ideally placed to take advantage of the many amenities of the town; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible.

The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

## ACCOMMODATION LIST

Front Porch, Hallway, Lounge, Utility Boot Room with Cloakroom W/ C, Family Kitchen, Dining Room or Bedroom Four, Snug or Study on the Ground Floor.

First Floor Three Well Proportioned Double Bedrooms, Storage Space and the Family Bathroom.

External: Approx 1/3 of an acre with patio, lawn, outhouses, planted beds and borders, mature trees and sheltering hedges. Driveway.

## HIGHLIGHTS

- Location – a beautifully kept and charming village, Midlem is within easy striking distance of Selkirk, Melrose and further towns and road-links, making it a great work-life balance for a modern family.

- Features – retained country cottage features including a working stove and period fireplace, traditional timber ceiling beams, astragal paned glazing and solid wood flooring.

- Room proportions – well-proportioned living space extenuated with dual aspects and pleasant outlooks.

- Garden – truly a garden to fall in love with! An enviable spot for any keen gardener, and a wonderful space for children and pets being fully enclosed with a good level of privacy.

## SERVICES

Mains electricity, water and drainage. Gas LPG central heating. Secondary & Double Glazing.

## ADDITIONAL INFORMATION

All integrated appliances, flooring, light fittings, blinds and curtain poles are included in the sale price.

## VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 -lines open until 10pm 7 days a week.

## PRICE & MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY



