



Birchlands, Rachan, Broughton,
Peeblesshire, ML12 6HH



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



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Rachan, Broughton,
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“Birchlands” is a fantastic, individually
designed modern four-bedroom bungalow
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Description:

Situated in an idyllic rural position, "Birchlands" is a fantastic, individually designed modern four-bedroom bungalow which has undergone extensive renovations and is immaculately presented throughout. The property enjoys a setting of approximately two acres of landscaped gardens and paddock in a quiet but accessible rural location in the heart of the Peeblesshire countryside. Set within a beautiful woodland landscaped environment, the property has the added benefit of a double garage and a substantially built stable block with three loose boxes and a tack room. The property and the plot itself have potential for further development subject to planning consent. To fully appreciate the location, accommodation and land on offer, early viewing is highly recommended.

The internal accommodation comprises; entrance vestibule with cloak cupboard leading to a bright and welcoming reception hall benefiting from a large walk in storage cupboard. The sitting room features a floor to ceiling bay window allowing the natural light to flood in and enjoys views over the front garden. Positioned at the rear is a large open plan contemporary kitchen, dining, and family area. The kitchen is fitted with white streamline base and larder units with integrated handles and finished off with Earth stone worktops incorporating a ceramic sink. Integrated appliances include an eye level double oven and grill, wine cooler and a dishwasher. The kitchen features a large island unit with ample storage, pop up socket and an electric hob with an island extractor unit above. Just off the kitchen is the utility room which is fitted with base units with Earth stone worktops and has space for a fridge freezer and plumbing for a washing machine. The utility room gives access to a shower room with WC and an external oak stable door out to the rear garden. The large dining family area allows ample space for a dining table and chairs and a sofa, perfect for both entertaining and relaxing with a beautiful outlook over the rear gardens

with dual aspect windows. Enjoying fabulous views to the rear is the master bedroom featuring a double fitted wardrobe and an en-suite shower room. There are a further three bedrooms, one to the rear and two positioned to the front with views over the front gardens, two of which feature double fitted wardrobes. Completing the accommodation is a modern family bathroom incorporating a three-piece suite.

Outside:

The property is set within approximately two acres of immaculate landscaped gardens. Several seating areas include a large, paved patio and a decked BBQ area which makes the perfect space for entertaining family and friends. The rear garden also includes several rockeries, a delightful summerhouse and a garden shed. Also, at the rear is a generous paddock with a substantially built stable block with three loose boxes and a tack room which benefits from having water and power supply. To the very rear of the garden there are delightful views over a large pond, home to swans and wildfowl and access can be gained to a further thirty-six acres of woodland walks.

Location:

Birchlands is situated in a small community of individually designed properties on the northern edge of the picturesque Upper Tweed Valley in the very peaceful Rachan Woods. A number of amenities can be found in nearby Broughton including a post office, garage, grocery store and tearoom. The Village also has on offer, tennis courts, a bowling club, and an excellent primary school. The charming and thriving market towns of Peebles and Biggar offer a generous choice of restaurants and bars and an excellent variety of independent shops and supermarkets, as well as both primary and secondary Schooling. Renowned for its outdoor pursuits, the Scottish Borders offers many outdoor sports facilities including fishing, golf, mountain biking, cycling and hill walking.

Distances:

Broughton 2 miles, Biggar 6 miles, Peebles 9 miles, Edinburgh 28 miles.

Directions:

Heading south on the A701, travel through the village of Broughton and take a left onto the B712 towards Peebles. Continue along the road for 0.6 miles and turn left at the "Rachan Home Farm" sign. Proceed down the road and take the first left at the private road sign which includes Birchlands within its listing. Follow the road round and Birchlands is the second property on the left.

Services:

Private water and drainage. Mains electricity. Oil fired central heating. Scandinavian timber double glazed windows. Telephone and broadband connection. Alarm system.

Items to be Included:

Only items specifically mentioned in the particulars of sale are included within the sale price. White goods and Roman blinds can be purchased under separate negotiation.

Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category G, with an annual charge of £2,455.57 payable for the year 2020/2021. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC Rating:

The Energy Efficiency Rating for this property is D (63) with potential A (92).

Viewing Arrangements:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

Closing Date:

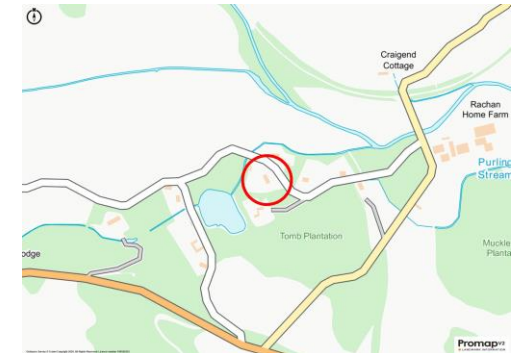
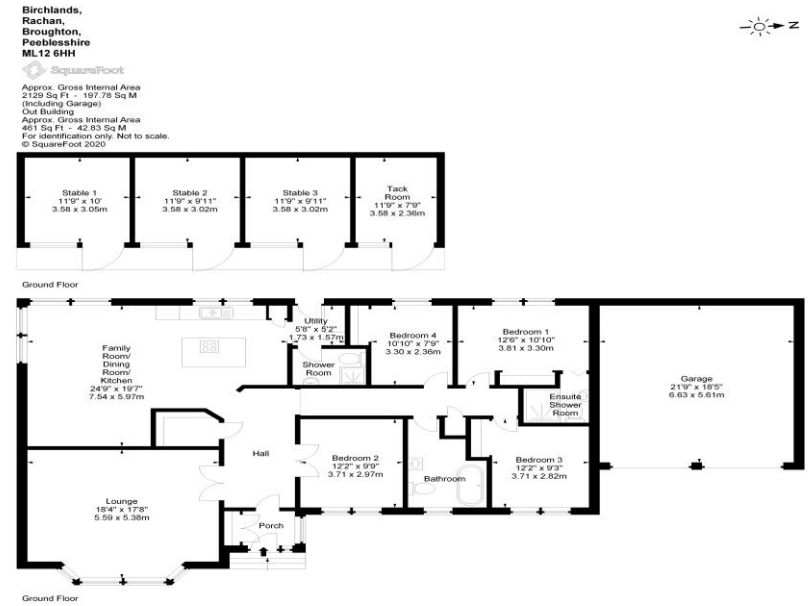
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to JBM Estate Agents, in writing, will be advised of a closing date, unless the property has been sold previously.

Important Note:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. 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. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

Particulars prepared October 2020.





Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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