



MODERN FAMILY HOUSE IN PEACEFUL CONSERVATION VILLAGE IN SCOTTISH BORDERS

TRIMONTIUM VIEW
MIDLEM, TD7 4QD

Offers Over £445,000



MODERN FAMILY HOUSE IN PEACEFUL CONSERVATION VILLAGE IN SCOTTISH BORDERS

TRIMONTIUM VIEW
MIDLEM, ROXBURGHSHIRE

Offers Over £445,000

Good proximity to Melrose (7 miles) and Selkirk (4.5 miles) • Set in conservation village. • Garden with terrace, lawn and wildlife bank. • Successful holiday let.

5 Bedrooms • 3 Bathrooms • 3 Reception rooms

- EPC Rating = D
- Council Tax = G

Situation

The village of Midlem lies to the south of Melrose and the triple peaks of Eildon Hill, renowned for the enormous Roman fort which was built in its shadow and from which Trimontium View takes its name. The village has conservation status and lies in the rolling countryside of Roxburghshire and also has far reaching views to Cheviot in Northumberland.

The property is conveniently situated for the local Borders towns of Selkirk, Melrose and Galashiels. These are vibrant towns with a good range of shops and local services. The area in general is also well served for outdoor pursuits including horse riding, shooting, fishing, golf, walking and mountain biking. The catchment primary school is a short distance away at the nearby village of Lilliesleaf which provides a school taxi bus to outlying areas. Secondary schooling is available in Selkirk and St Mary's Preparatory School is located in Melrose. The Borders General Hospital is a large employer for the area and is located to the southwest of Melrose. The area is now linked to Edinburgh by the Borders Railway with the nearby stations in Galashiels and Tweedbank offering a regular commuter service to Edinburgh, with trains departing every half hour. Edinburgh, which is renowned for its cultural festivals offers a comprehensive selection of private schools, shops and services including an international airport.

Description

Trimontium View was built in 2007. The layout is spacious and the accommodation versatile. The open plan living area has a large kitchen area with superb worktop space and plenty of storage, supplemented by the adjacent utility room. There is space for a dining table as well as a large sitting area. A sitting room lies across the hall. This is a stunning room flooded with natural light. A ground floor bedroom is served by the adjacent shower room. This



bedroom could easily be used as an additional sitting room or playroom. There is also a room which was originally designed to be an office but has been used as a single bedroom in the past.

On the first floor there are four bedrooms in all. The master bedroom is particularly spacious and has beautiful views. It has a shower room en suite which also has a Jack and Jill door to the hall. The other three bedrooms are all of a good size and there is a family bathroom which has been refurbished in part. There is a useful cupboard providing good linen storage.

Outside, the garden surrounds the house. It is lawned to the south and around the embankment has been left as a wildlife and flower meadow in the summer. There is an outside dining area to the rear of the house. The garden is enclosed within a post and rail fence and has a gated driveway to the gravel parking area.

GENERAL REMARKS

Viewings:

Strictly by appointment with Savills - 0131 247 3738.

Services:

Mains electricity, water and drainage. LPG gas.

Local Authority & tax band:

Scottish Borders Council tax band G

Conservation Area:

Midlem Conservation Area.

Planning:

There is planning consent for a new dwelling to be built on the plot adjacent to the property. Full details are available on <https://eplanning.scotborders.gov.uk> ref: 11/01505/FUL.

Fixtures & Fittings:

Standard fixtures and fittings are included in the sale.

Miscellaneous:

The family bathroom on the first floor has been part refurbished. There are outstanding works relating to the installation of a shower which will not be completed prior to the sale.

Local Authority

Scottish Borders Council, Newtown St Boswells

Directions

Midlem lies on the B6453 which runs south off the A699 connecting Selkirk with the A68. Approaching from the west side of the village, Trimontium View is the second house on the right hand side.



FLOORPLANS

Gross internal area: 3143 sq ft,



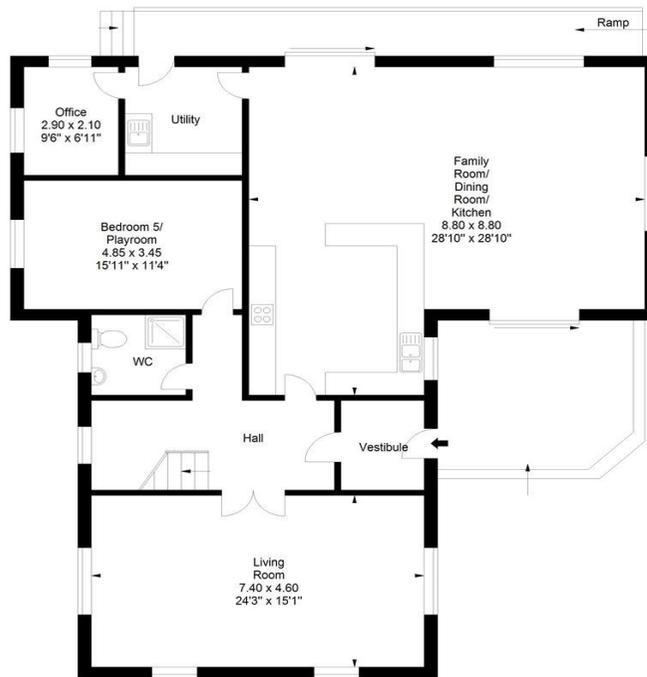
**Trimontium View,
Townhead,
Midlem, Selkirk, TD7 4QD**



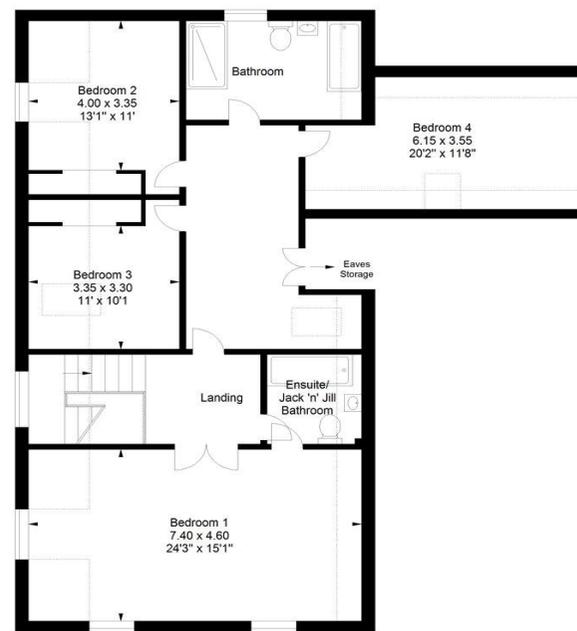
Gross internal area (approx)

291.98 sq.m (3143 sq.ft)

For Identification Only. Not To Scale.
© SquareFoot 2019.



Ground Floor



First Floor

Edinburgh Country Houses

Anna Gardiner
agardiner@savills.com
+44 (0) 131 247 3738

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190424FLGG

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	72
(1-20)	G		
<small>Most energy efficient - lower running costs</small> <small>Most energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			<small>EU Directive 2002/91/EC</small>