

LEGAL  
HASTIN&S



## Laurel Cottage

Main Street, St Boswells TD6 0AZ

Offers Over £350,000







This character-filled home boasts private drive, well-maintained garden, and stylish interiors, all within the sought after village of St Boswells.





### LAUREL COTTAGE

Beautifully renovated and brimming with character, this end terrace cottage is perfectly positioned in the sought-after village of St Boswells. Offering the ideal blend of countryside charm and convenient access to local amenities, this delightful family home is ready to move straight into. The welcoming interior comprises an entrance hall leading into a stunning open-plan living, dining and kitchen area – perfect for modern family life and entertaining. Additional features on the ground floor include a versatile third bedroom or home office, a stylish shower room, utility room and a cosy lounge. Upstairs, you'll find two generously sized double bedrooms, a contemporary family bathroom, and a useful box room ideal for storage or a small study. Outside, the property enjoys a fully enclosed and private garden with a spacious lawn, greenhouse, stone potting shed and patio area. There is also a convenience access to the front driveway. This is a rare opportunity to acquire a characterful home in a fantastic village location.

### LOCATION

St Boswells is increasingly one of the most desirable villages in the Borders – and it's little wonder. With a charming village green at its centre, and an excellent range of independent shops and specialists, including the Main Street Trading Company – an award-winning bookshop, café and deli, the village also boasts an excellent butcher, a hotel with bar and restaurant, and a popular Italian bistro. The local primary school has an excellent reputation, with an adjoining nursery and an out-of-school club also within the village, and falls within the catchment for Earlston High School, with school bus service available. Being centrally positioned within the Borders, the A68 links the village to both north and south, with Edinburgh & Newcastle accessible in under an hour, and with the local railway station for the border line available at Tweedbank, opening up access to the city for both work and leisure. Access to further towns, such as Kelso and Galashiels, is just a short 10-15 minute drive.

### HIGHLIGHTS

- Desirable Area & Strong School Catchment
- Fully Renovated Cottage
- Off Street Parking
- Generous Gardens

### ACCOMMODATION SUMMARY

Entrance Hall, Open Living/Dining/Kitchen, Rear Hall, Utility Room, Shower Room, Ground Floor Bedroom 3/Home Office, Lounge. Two Double Bedrooms, Family Bathroom & Study

### SERVICES

Mains electricity, water, gas central heating.

### ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating D

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £350,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.



