



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Belmont, Monksford Road, Newtown St. Boswells, Melrose, TD6 0SB

Guide price £340,000



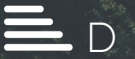
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Belmont, Monksford Road, Newtown St Boswells

- Detached Bungalow
- Expansive Gardens
- Sought-After Location
- Modern Fixtures & Fittings
- Ideal for Commuting
- 3 Bedrooms
- Driveway and Garages
- Peaceful Cul-de-sac
- Close to Amenities
- Melrose 2 Miles Away

We are delighted to bring to the market this beautifully presented three-bedroom detached bungalow set in expansive garden grounds and nestled within a peaceful cut-de-sac within the popular town of Newtown St Boswells. Internally the property boasts modern fixtures and fittings throughout, gas central heating and a wonderful double glazed conservatory. Externally there is a generous private driveway, two garages and a large wrap around garden providing an idyllic retreat for outdoor living and entertaining.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - KITCHEN - BATHROOM - THREE BEDROOMS - CONSERVATORY -



Internally

Upon entering the property via the vestibule, you are welcomed by a spacious hallway that seamlessly connects all the main living areas. The bright and spacious sitting room overlooks the main garden grounds, offering a cozy yet elegant space featuring a wood burning stove and large picture window which floods the room with natural light. Adjacent to the sitting room is the modern kitchen, which flows through to the large double glazed conservatory. The conservatory is a great addition, serving as a versatile space for dining or relaxation, with direct access to the outdoors. The property comprises three well-proportioned bedrooms, each offering ample storage space. The master bedroom is located at the front of the house with views over the main garden, and is particularly spacious featuring a built-in wardrobe. The well-appointed bathroom completes the accommodation.

Kitchen

The kitchen is a standout feature of the property, offering a modern and functional space fitted with sleek grey cabinets, complemented by contemporary countertops and high-quality integrated appliances, including a gas hob with extractor hood, electric oven and dishwasher. There are freestanding spaces for a large fridge freezer and washing machine. The kitchen layout makes it an ideal for cooking and casual dining.

Bathroom

The bathroom features a three-piece suite including WC, pedestal sink and bath surrounded by modern splashbacks and mixer shower. The room is finished with a blend of neutral tones, providing a relaxing atmosphere.





Externally

The expansive garden wraps around the property, offering various areas for gardening enthusiasts, relaxation, or play. The presence of mature trees and hedges ensures privacy, creating a peaceful outdoor retreat. The gardens incorporate a large lawned area with beautiful summer house, well-maintained vegetable plot, woodland area and mature shrub beds. The decking area is perfect for al fresco dining or simply enjoying the peaceful surroundings. There is a large gated driveway providing parking for several vehicles and access to the two garages. To the bottom of the garden this is a useful utility space for garden clippings / compost which currently houses a chicken coup.

Outbuildings

There are two detached timber garages providing plentiful storage, with the larger of the two benefitting from mains power and lighting. There is a timber summer house within the garden.

Location

Newtown St Boswells is a delightful commuter village located just off the A68 Trunk Road between Melrose and St Boswells. This central location allows direct access to both Edinburgh (38 miles North) and Newcastle (67 miles South). The nearest railway station is located some 6 miles west in Tweedbank. Newtown St Boswells itself hosts a Coop supermarket, local Primary School, Garden Centre and Car Garage. More comprehensive amenities and facilities are readily available in Galashiels town centre some 8 miles West which is widely regarded as the main retail and commercial hub of the Scottish Borders. The Borders General Hospital is also located approximately 3 miles West.

Services

All mains services, Gas Central Heating and Double Glazing.

Council Tax

Council Tax Band E.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale. The summer house and both garages are also included within the sale. Freestanding white good may be available by separate negotiation.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.

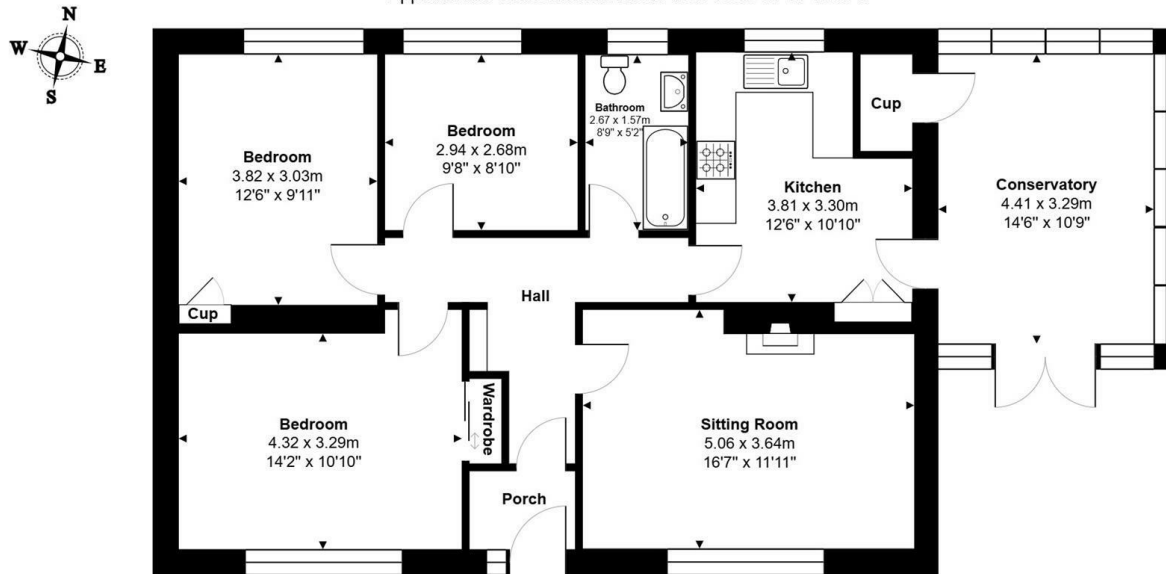




Floor Plans

Belmont, Monksford Road, Newtown St Boswells, TD6 0SB

Approximate Gross Internal Floor Area: 100.9 m² ... 1086 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

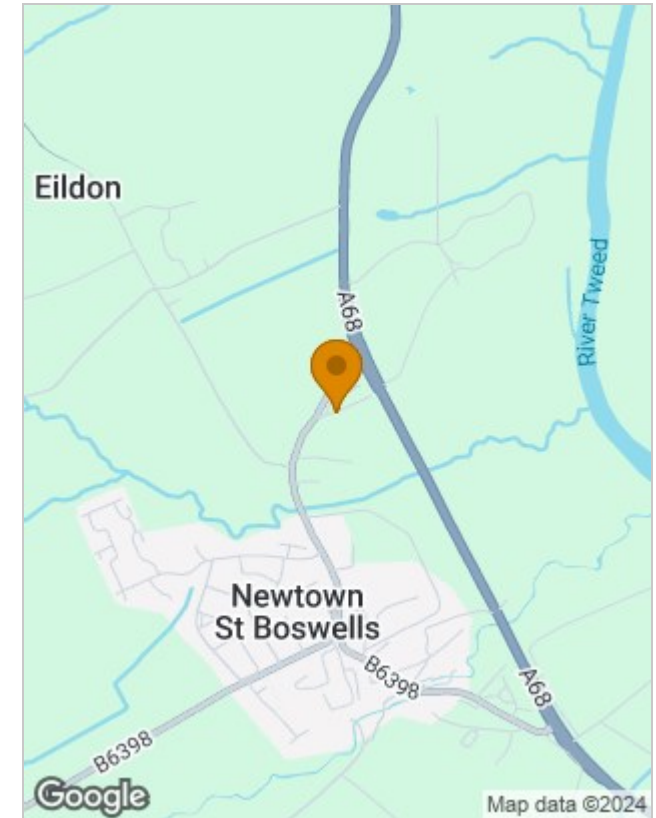
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

