



5 Sprouston Road, Newtown St. Boswells, TD6 0QY

Guide price £135,000





5 Sprouston Road

Newtown St. Boswells, TD6 0QY

- Mid-Terrace House
- Free-flowing Living Area
- Double Glazing
- Popular Residential location
- 2 Bedrooms
- Gas Central Heating
- Attractive Gardens

We are delighted to offer a well-presented 2 bedroom mid-terrace house located in a popular residential location within Newtown St Boswells. The property offers bright, well-proportioned accommodation and benefits from gas central heating, double glazing and attractive gardens.

Newtown St Boswells lies just off the A68 in between the popular towns of Melrose and St Boswells. The town itself has a good range of local facilities including Coop Supermarket, local Primary School and a boutique Garden Centre with restaurant. The town is also home to the Scottish Borders Council Head Quarters and the Borders College Agricultural Campus.

- ENTRANCE HALL - SITTING ROOM - DINING KITCHEN - SHOWER ROOM - 2 DOUBLE BEDROOMS - STORE ROOM



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Internally

The property benefits from free-flowing bright accommodation over two levels. To the ground floor, the entrance hall leads through to the lounge with dining area, which in turn leads through to the dining kitchen. French doors allow direct access to the rear garden from the dining area. There is a handy larder next to the kitchen. The family shower room is on the ground floor. Both double bedrooms are upstairs along with a store room.

Kitchen

The dining kitchen is fitted with a range of modern cabinetry incorporating a stainless steel sink unit with mixer tap. There is a central island overlaid with a marble-effect worktop and an integrated gas hob. There is an integrated double electric oven and a freestanding appliance space for a large fridge freezer and ample room for a dining table. There is a larder which has plumbing for a freestanding washing machine and extra workspace and shelving. There are French doors which lead directly to the rear garden.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, feature stone-effect basin and walk-in shower with attractive wall panels.



Externally

There are private gardens to the front and rear of the property. The front garden is largely laid to gravel with established shrubs. The rear garden is largely laid to mixture of lawn & paving with a large decking area perfect for relaxing/entertaining. There is also a garden shed at the bottom of the garden.

Location

Newtown St Boswells is a delightful commuter town 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.

Council Tax

Council Tax Band B.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. The timber shed will also be included within the sale.

Services

All mains services, gas central heating and double glazing.

Viewings

Strictly By Appointment Only via the Selling Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

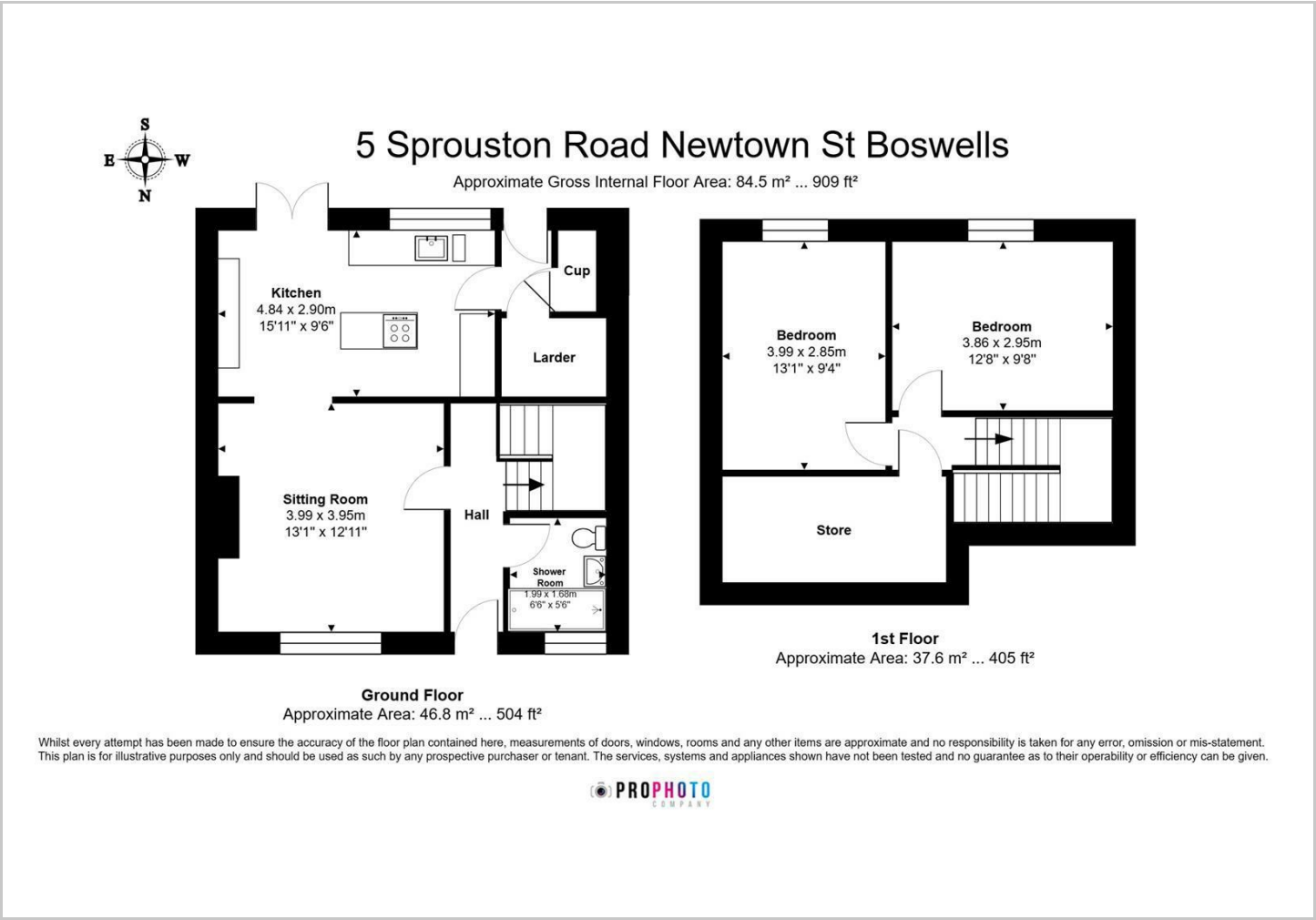
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



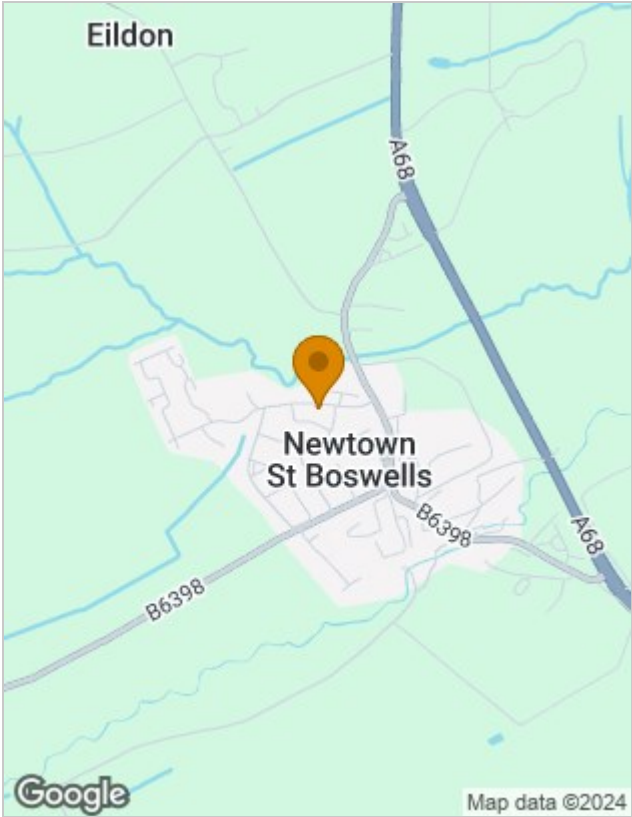
Viewing

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

