



41 Springfield Terrace, St Boswells, TD6 0EP

Guide price £145,000









# 41 Springfield Terrace, St Boswells, TD6 OEP

- 2 Bedroom Apartment
- Well-Presented Throughout
- Large Landscaped Gardens
- Sought-After Location
- Ideal First-Time Buy
- Attic Studio / Store Area
- En-Suite Shower Room
- Driveway Parking
- Excellent Local Schooling
- Downsizing Opportunity

Situated in the ever-popular village of St Boswells, this deceptively spacious two-bedroom upper apartment offers a fantastic opportunity for a first-time buyer or downsizer seeking stylish interiors, flexible accommodation, and a superb location. The property further benefits from a converted attic space providing useful additional space, ideal for a home office or additional storage. Outside the property benefits from very generous landscaped gardens and off-street parking. Viewing is highly recommended to fully appreciate.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY LANDING - LOUNGE - KITCHEN - BATHROOM - TWO BEDROOMS ( ONE EN-SUITE) - TWO ATTIC ROOMS -



## Internally

The property is entered at ground level into the entrance vestibule. Stairs lead up to the main living accommodation on the first floor. There is a well proportioned lounge to the front with large window and feature gas-fired wall mounted fire. The adjacent kitchen is well equipped and ideally placed for entertaining. The principal bedroom enjoys a peaceful view over the rear garden and incorporates an en-suite shower room. The second bedroom is well-proportioned and benefits from built-in storage. The bathroom completes the first floor accommodation. A stylish space saving staircase rises from the principal bedroom to the converted attic space, which has been thoughtfully designed to offer two useful rooms. Currently set up as a home office and store. The attic space benefits from Velux windows and clever built-in storage.

## Kitchen

The kitchen is fitted with gloss cream wall and base cabinetry, overlaid with stone-effect worktops with matching splashbacks incorporating a stainless-steel sink with mixer tap. Integrated appliances include a gas hob with stainless steel extractor, electric oven, dishwasher and fridge/freezer. There is also space for a freestanding washing machine. The kitchen provides a wonderful entertaining space with plentiful space for a dining table.





### Bathroom Facilities

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and bath, tastefully tiled with a neutral palette.

There is a useful en-suite shower contained within the principal bedroom comprising of a generous shower enclosure with tiled splashbacks and a mixer shower.

### Externally

The property benefits from generous private garden grounds to the rear of the property bound by timber fencing. The rear south facing garden is a fantastic entertaining space incorporating an area of lawn, decking and shrub beds all nestled beside a backdrop of mature trees. There is plentiful off-street parking to the side of the property.

### Location

St Boswells is located some 4 miles south of Melrose surrounded by beautiful Borders countryside. St Boswells itself has a range of local shops and restaurants including the well regarded Mainstreet Trading Company book shop, cafe and delicatessen and the very popular Buccleuch Arms Hotel. More comprehensive amenities and facilities are available close by in Melrose. The nearest train station is located some 7 miles west of St Boswells in Tweedbank. Located just off the A68 trunk Road, St Boswells also provides an ideal location for travelling North and South and also has transport links to all major Border towns. Local Schooling includes both the well regarded St Boswells Primary School and Earlston High School. St Mary's Preparatory School is also close-by in Melrose.

### EPC

Rating D.

### Travel

Edinburgh is within easy commuting distance via the A68 Trunk Road. Tweedbank (approx. 6 miles North West) hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour. Berwick Upon Tweed (approx. 38 miles East) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

### 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.










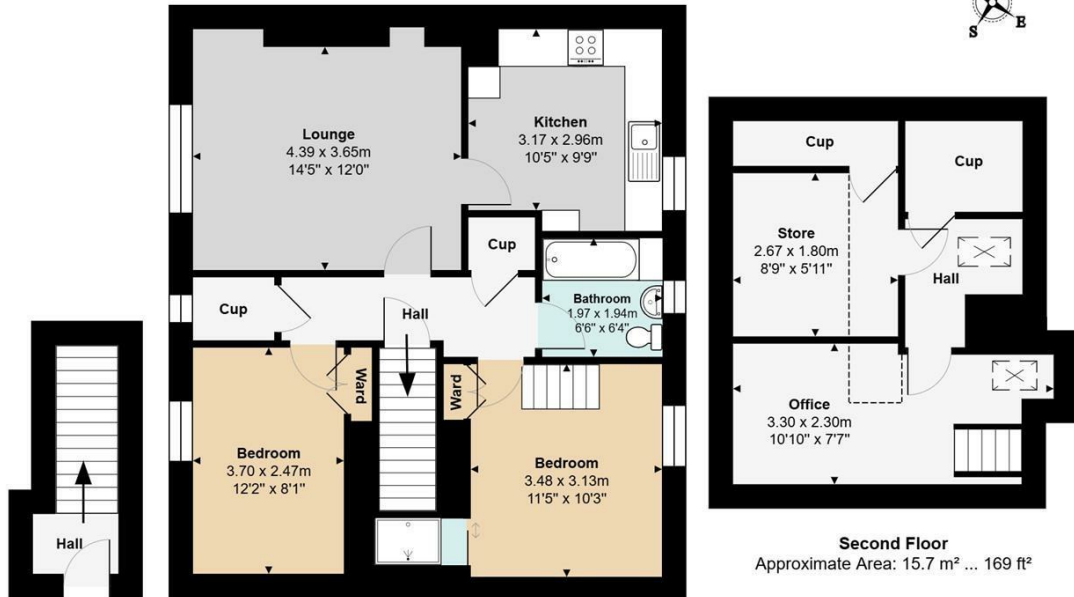
## Floor Plans

## Location Map

## 41 Springfield Terrace, St Boswells, TD6 0EP

Approximate Gross Internal Floor Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup> (excluding areas of reduced head height)






**Ground Floor**  
Approximate Area: 4.2 m<sup>2</sup> ... 45 ft<sup>2</sup>

**First Floor**  
Approximate Area: 65.0 m<sup>2</sup> ... 699 ft<sup>2</sup>



**Second Floor**  
Approximate Area: 15.7 m<sup>2</sup> ... 169 ft<sup>2</sup>

Whilest 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.

  
**JAMES AGENT**  
SALES • LETTINGS • PROPERTY CONSULTANCY

A map of St Boswells, Scotland, showing the River Tweed, A68, and A699 roads. A red pin marks the location of the St Boswells Community Centre. The map is credited to Google and shows map data from 2025.

## Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	66	76	62
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC
			

## 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