



1, Ashley Cottages Tweedside Road, Newtown St. Boswells,
TD1 0BF
Guide price £70,000



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1, Ashley Cottages Tweedside Road

Newtown St. Boswells, TD6 0PE

- 1 Bedroom Ground Floor Flat
- Investment Potential
- Peaceful Location
- Gas Central Heating
- Ideal Downsizing Opportunity
- Close to Amenities
- Ideal for Commuting
- Off-Street Parking

We are delighted to bring to the market this well-presented one bedroom ground floor flat, discreetly located within the heart of the peaceful commuter village of Newtown St Boswells. The property offers bright, well-proportioned accommodation, benefitting from gas central heating and an outdoor garden space.

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 - LOUNGE - KITCHEN - SHOWER ROOM - BEDROOM



Guide price £70,000



Internally

The property is located on the ground floor of the building and is accessed through the porch into the main hallway where you can access the kitchen, lounge, bedroom and main bathroom. The lounge benefits from a gas fire and window that faces the garden.

Kitchen

The bright kitchen is fitted with a good range of shaker style wall and base units with wood-effect worktops incorporating a stainless steel sink with mixer tap. There is also an electric oven and hob with under counter space for a washing machine. There is also space at the end of the kitchen for a freestanding fridge.

Shower Room

The shower room is fitted with a 3-piece suite including WC, wash hand basin and shower cubicle with mixer shower and laminated splashbacks.



Externally

The property benefits from a south facing beautiful landscaped garden to the front of the property with mature shrubs and trees. There is also a easily maintained gravel area. The property also has a shed at the back of the property. There is off-street parking available to the side of the property.

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.

Services

All mains services, Gas Central Heating.

Council Tax

Council Tax Band A.

Fixture & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

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.

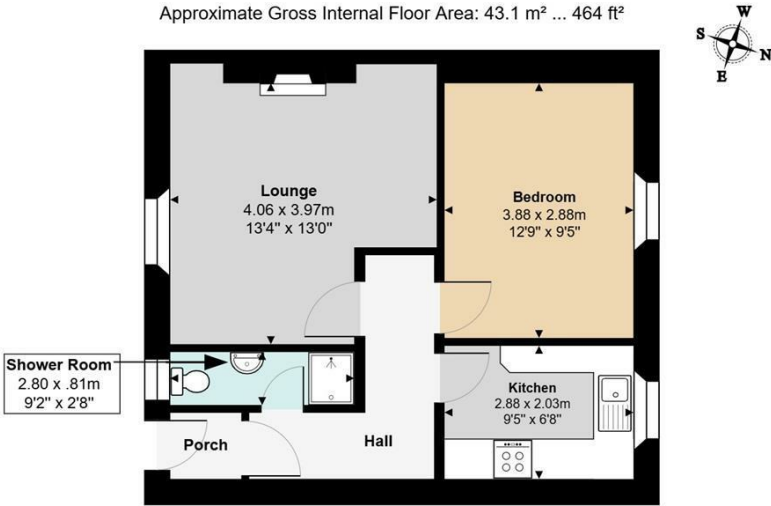




Floor Plans

1 Ashley Cottages, Tweedside Road, Newtown St Boswells, TD6 0PE

Approximate Gross Internal Floor Area: 43.1 m² ... 464 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.



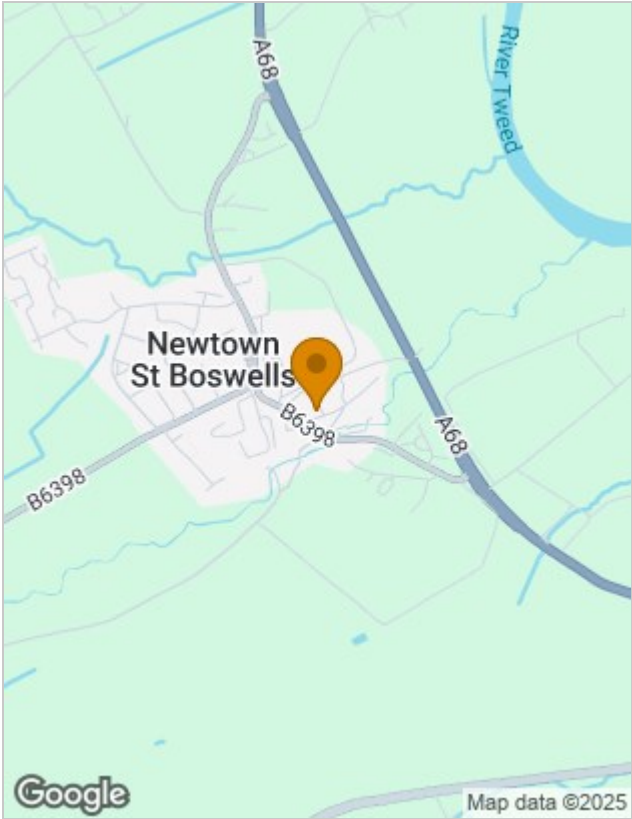
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

