

The Old Bakery, 6 Railway Court

Newtown St Boswells, TD6 0PW

A Great Opportunity to Purchase This Fantastic 2 Bedroom House
For Sale • **Offers Over £155,000**

Edwin
Thompson





BRIEF RESUME

- Unique Split-level Flexible Layout
- 2 Bedroom Property
- Character Features Throughout
- Private Garden
- 2 Private Parking Spaces
- Bright & Spacious Rooms

GENERAL DESCRIPTION

The Old Bakery is a unique and deceptively spacious two-bedroom home set within the charming cul-de-sac of Railway Court in Newtown St Boswells. Boasting approximately 120m² of flexible living space arranged across a split-level layout, the property offers a bright and characterful interior, complemented by exposed beams, vaulted ceilings, and generous room sizes. With off-street parking for two vehicles and a private rear garden, this distinctive home offers a rare opportunity within a peaceful yet central Borders location.

LOCATION

The Old Bakery is located within the quiet and well-established cul-de-sac of Railway Court, tucked just off Newtown Street in the heart of Newtown St Boswells. The property sits in a charming residential development with a mixture of unique homes that enjoy a sense of community, privacy, and convenience. The immediate area benefits

from excellent access to local village amenities, including a supermarket, post office, health centre, and primary school—all within walking distance. For outdoor enthusiasts, there are beautiful countryside walks and cycle routes nearby.

The village of Newtown St Boswells lies between St Boswells and Melrose, offering a central position in the Scottish Borders. It is just a 10-minute drive from the popular town of Melrose and around 7 miles from Galashiels, where a wider range of supermarkets, high street shops, and leisure facilities can be found. The Borders General Hospital is also just a few minutes' drive away, making the location particularly suitable for healthcare workers. Nearby towns such as Jedburgh, Selkirk, and Kelso are also easily accessible.

Commuting is highly convenient with regular bus routes serving the village and easy road links to the A68, providing direct access north to Edinburgh and south towards Newcastle. The Borders Railway at Tweedbank Station, approximately 7 miles away, offers a direct service into Edinburgh Waverley in under an hour, making this an ideal location for those looking for a blend of rural lifestyle and commuting convenience.

COUNCIL TAX BAND — D

EPC RATING — E48

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
The Old Bakery	120	1291

E & o e please note that these measurements have been taken from the EPC register.

BROADBAND COVERAGE

This area has access to Superfast broadband services, with maximum download speeds of up to 80 Mbps for downloads and 20 Mbps for uploads. Check online for more details

FLOOD RISKS

Surface Water risks— NO Specific risk

This information gives the likelihood of surface water flooding within a 25 metre radius of this location.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

SERVICES

All mains services are understood to be connected with the main heating system being gas central heating.

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Tel. 01896 751300
E-mail: a.welsh@edwin-thompson.co.uk











DETAILS

The Old Bakery offers a rare layout that sets it apart from more traditional homes, with characterful touches throughout including exposed beams, vaulted ceilings, and bespoke room arrangements. The heart of the home is the bright and open-plan kitchen/dining area, featuring ample wall and base units, a breakfast bar, and room for a family-sized dining table—ideal for both everyday living and entertaining. A utility room with W/C and generous built-in storage further enhance the practical features of the ground floor.

Above the kitchen level, the standout living room benefits from elevated positioning, offering a warm and airy atmosphere thanks to its vaulted ceiling, five windows, and central skylight. The exposed banister and beams add architectural interest and a sense of spaciousness that is rarely found. Accessed via the mid-split level are two bedrooms and a large family bathroom. One bedroom includes built-in wardrobes and direct access to the rear garden, which is laid out across multiple levels with a patio, chip stone area, decking, and lawn with mature shrubs at the end of the garden.



The principal bedroom is both spacious and full of charm, with a raised sleeping area and a skylight overhead that fills the room with natural light. Thoughtful features such as dual-access to both a built-in wardrobe and a private ensuite further elevate the space. Upstairs, a third generous room currently serves as a second reception or optional third bedroom, featuring large windows, a charming fireplace, and exposed banisters in keeping with the rest of the property.

This versatile and thoughtfully arranged home will appeal to a broad range of buyers. Whether you're a professional couple seeking work-from-home options, a growing family in need of flexible accommodation, or a buy-to-let investor seeking something with standout appeal, The Old Bakery presents an opportunity not to be missed. Its central location, generous floor area, character features, and modern comforts combine to create a truly unique home in a sought-after Borders village.

ACCOMMODATION

The spacious accommodation briefly comprises: Ground floor (split level): Entrance hall, kitchen/dining space, 2 double bedrooms one with ensuite, bathroom and utility room.

First Floor: Living room and 2nd reception room/3rd bedroom

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