



3 Railway Court

Offers Over £110,000

Newtown St Boswells, TD6 0PW



3 bed



1 public



1 bath



3 Railway Court Is A Well-appointed Three Bedroom Property, Forming The Ground Level Of A Charming Sandstone Period Property Which Has Been Thoughtfully Restored And Modernised, And Is Centrally Positioned Within The Village Of Newtown St Boswells.



3 RAILWAY COURT

The property is in walk-in condition and would make an excellent first time purchase or well considered rental investment. Original doors to The Railway Inn, leads through to a small vestibule area for coats and shoes, and opens up to a good sized kitchen/living area, with three well-appointed rooms off, all decorated in neutral décor. A good sized shower room sits to the back of the property with privacy window. Externally, there is plenty of on-street parking, with a cellar providing useful external storage space.

LOCATION

Newtown St Boswells is a well-connected village in the heart of the Borders; within easy commuting distance of Edinburgh and nestled just below the Eildon Hills. The Scottish Borders Council Headquarters are within walking distance, as well as a variety of local shops and amenities, with larger shopping facilities at Galashiels some six miles distant. Newtown benefits a local Primary School and is in the catchment for the well regarded secondary at Earlston. The property is ideally placed just off the A68 and well connected to take advantage of the Border Railway, with nearby Tweedbank Station just 10 minutes from the property.

HIGHLIGHTS

- Accommodation over one level
- Move in condition
- Ideal first time buy or rental
- Easy reach of amenities

ACCOMMODATION SUMMARY

Entrance vestibule, open plan lounge/kitchen with shower room off, three bedrooms.

SERVICES

Mains electricity, water, gas central heating



ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Category C Listed

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £110,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.