

For Sale



3 PLAINFIELD TERRACE, NEWTOWN ST BOSWELLS  
MELROSE, TD6 0SE

fbrseed

LAND AGENTS &  
CHARTERED SURVEYORS



# 3 PLAINFIELD TERRACE, NEWTOWN ST BOSWELLS

MELROSE, TD6 0SE

Melrose 4 miles, Tweedbank Railway Station 5 miles,  
Edinburgh 38 miles (distances approximate)

A spacious one-bedroom ground floor flat with front garden. While generally in good condition it would now benefit from a degree of refurbishment. This property would be well suited to a first-time buyer, downsizer or as a rental investment.

- Ground Floor Flat
- Front garden
- Ideal for first time buyer or investor
- Scope for refurbishment

Freehold.

Council Tax Band: A

EPC Band: D

**OFFERS OVER £75,000**



## DESCRIPTION

3 Plainfield Terrace is a spacious one-bedroom ground floor flat in a superb location towards the outskirts of Newtown St Boswells with easy access to the A68 and Tweedbank railway station. The property itself while in good condition would now benefit from a degree of refurbishment to release its full potential. Through the front entrance door is the hall with a large understairs cupboard. The double bedroom has a south facing window and in-built cupboard. The sitting room like the rest of the property benefits from high ceilings adding to the sense of space, there is a fireplace with electric fire and sliding doors to the Kitchen.

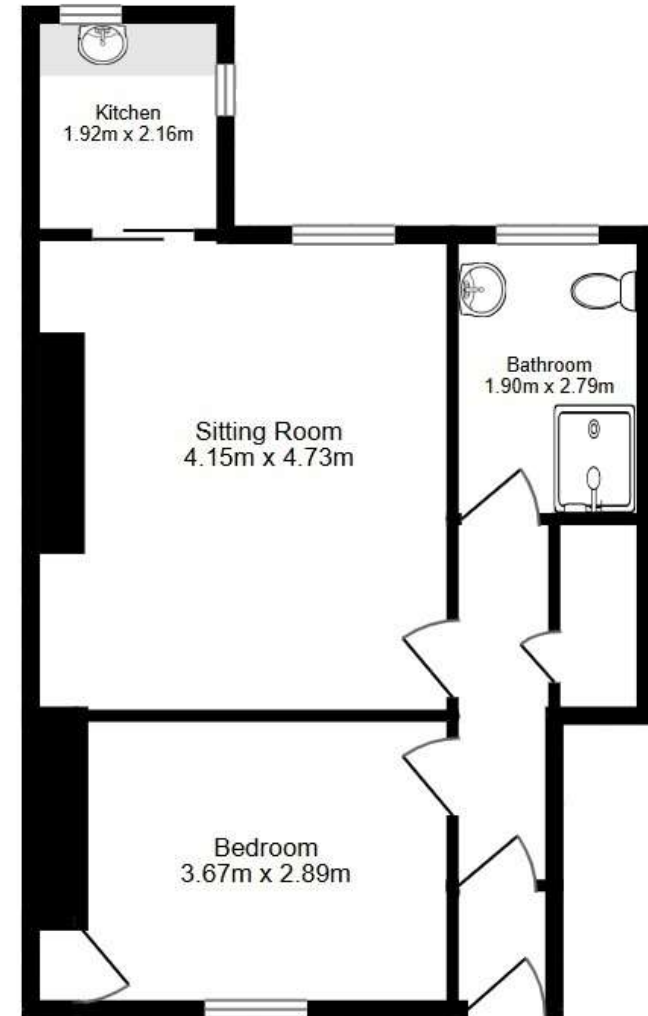
Communal off-street parking is provided to the rear of the property where there is also a brick-built outhouse and communal drying room.

The garden is laid to lawn and is unobstructed so receives the sun throughout the day.

Viewing is highly recommended to truly appreciate all this home has to offer

## ACCOMMODATION

**Ground floor** - Hallway, Kitchen, Bathroom, Sitting Room, Double Bedroom, Understairs Storage



**TOTAL FLOOR AREA: 45.6 sq.m approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

## LOCATION

Newtown St Boswells is a small commuter village located just off the A68 between Melrose and St Boswells. Newtown St Boswells itself benefits from a Supermarket, Primary School, Garden Centre and Pharmacy. The village is also home to the headquarters of the Scottish Borders Council. More comprehensive amenities and facilities are readily available in Galashiels 8 miles away. The Borders General Hospital is located approximately 4 miles West and the Borders Railway Station of Tweedbank just another mile down the road. The City of Edinburgh by-pass is 36 miles to the north providing great transport links.

### DIRECTIONS

Please use the postcode TD6 0SE or  
what3words ///desk.gravitate.skipped

## SERVICES

The property benefits from mains water, drainage, electricity and gas. Heating is provided by gas fired boiler to radiators. These services have not been tested and therefore there is no warranty from the agents.

## FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

## HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

## VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

**SOLE SELLING AGENT**

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.





## **AUTHORITIES**

Scottish Borders Council  
Council Headquarters, Newtown St.  
Boswells  
Melrose TD6 0SA  
Tel: 0300 100 1800

## **RIGHTS & EASEMENTS**

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

## **TENURE**

Freehold.

## **METHOD OF SALE**

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## **OFFERS**

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## **DATE OF ENTRY**

By mutual agreement.

## **GUIDE TO INTERESTED PARTIES**

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in May 2025.

## **HEALTH & SAFETY**

For your own personal safety please be aware of potential hazards within the property when viewing.







**IMPORTANT NOTICE**

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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