

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Deanburn Tweedside Road, Newtown St Boswells

TD6 0PQ

Guide Price £120,000



A bright first floor apartment, located in the heart of the popular village of Newtown St Boswells. Ideally placed for access to all the good amenities on offer within the village. The property is deceptively spacious and is presented in good order throughout. The accommodation comprises: Porch, hall, lounge, kitchen, three bedrooms and bathroom. Externally there is a surprisingly large garden to the rear with a detached garage and private parking. This property is one that really must be viewed to fully appreciate.



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Porch
Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden To Rear
Detached Garage
Private Parking



Location

Newtown St Boswells is a popular village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and villages in the region easily accessible. One of the Borders' main employers, Scottish Borders Council is only a few minutes' walk and the Borders General Hospital is approximately three miles away. The village has a good range of amenities including a small supermarket, auction mart, health centre, community centre and primary school. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The furniture is included in the sale.

Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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2 Deanburn, Tweedside Road, Newtown Street, Boswells

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

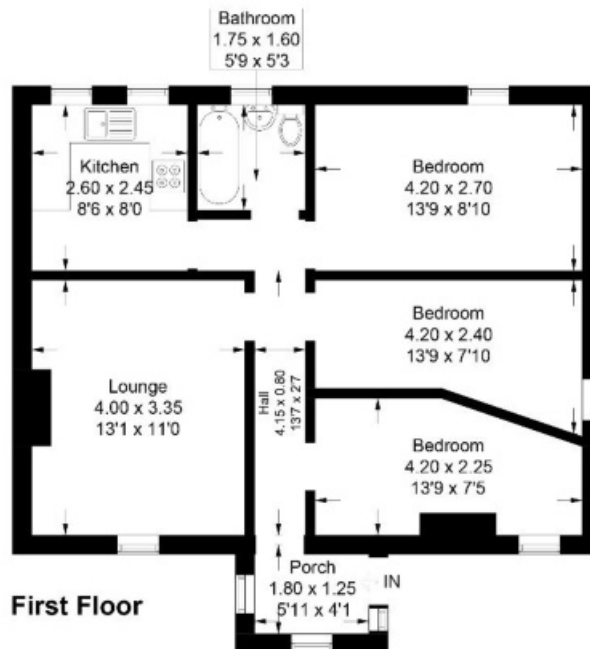


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1084608)

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