

Melrose

Call 01896 822796

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SOLICITORS & ESTATE AGENTS

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4 Stewart Place, Newtown St Boswells

TD6 0QF

Offers Over £110,000



Located within a peaceful residential area, 4 Stewart Place is a comfortably proportioned semi-detached bungalow which is within walking distance of all the good amenities on offer within the village. Substantially upgraded by the current owner with fresh décor, new flooring, brand new shower room and the addition of the conservatory to the rear, there is further scope to extend into the attic, if desired - subject to planning consents. The accommodation comprises: Hall, lounge, kitchen, conservatory, double bedroom, shower room. Externally there is an easily maintained garden to the front and rear and a drive to the side provides ample private parking for two cars. Early viewing recommended.



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Hall
Lounge
Kitchen
Conservatory
Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Garden To Front, Side & Rear
Shed
Drive



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.

Services

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

EPC

C

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
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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4 Stewart Place, Newtown St. Boswells

Approximate Gross Internal Area
46.7 sq m / 503 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1108730)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.