

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Brockies Hole, The Croft, St Boswells**

TD6 0AE

**Guide Price £530,000**



Nestled in one of the most desirable locations in the central Borders, Brockies Hole is an extremely spacious and beautifully positioned four-bedroom detached family home with a picturesque view overlooking The Green. This impressive property spans approximately 235 square metres and can be further extended into the large attic, subject to planning consents. The property has been substantially upgraded by the current owner with a brand new kitchen with Aga, utility room, inset wood burning stove, new flooring and décor and an electric garage door. Perfectly suited for a growing family, the home is conveniently close to St Boswells Primary School. It features an enclosed garden, an integral double garage, and private parking for two cars. Early viewing is highly recommended to fully appreciate this exceptional property.



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Entrance Porch  
Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs Shower Room  
Four Double Bedrooms  
Two En-Suite Bathrooms  
Laundry Room  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Integral Double Garage  
Drive



### Location

The conservation village of St Boswells is extremely well located in the centre of the Scottish Borders, lying just off the A68, which provides access to the main routes both North and South. The village has a population of approximately 1500 and for its size offers a superb range of facilities and recreational amenities, including a cricket pitch, tennis courts and picturesque golf course which meanders alongside the River Tweed. There is a primary school in the village with secondary schooling available in Earlston (7 miles to the north). The Waverley rail link to Edinburgh can be reached in around 12 minutes from St Boswells.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC

D

### Council Tax Band

G

### 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

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Brockies Hole, The Croft, St Boswells**

Approximate Gross Internal Area = 263.9 sq m / 2841 sq ft  
(Including Garage)  
External Store = 2.2 sq m / 24 sq ft  
Total = 266.1 sq m / 2865 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152921)

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