

**Melrose**

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## Oaklea, The Green, St Boswells

TD6 0ET

**Guide Price £250,000**



Enjoying a lovely open aspect overlooking The Green, Oaklea is a very attractive detached Doran bungalow which is tucked away in a highly sought after area within comfortable walking distance of all the amenities which are available within the village. The property opens out to provide a very comfortably proportioned layout, allowing for flexible living space, with a dining room which could serve as a fourth bedroom if desired. The property has undergone some considerable refurbishment under the previous owners and now provides an easily managed home that is ready to move into, with the undoubted benefit of the accommodation being arranged over one level. Most notably, the gardens are particularly generous extending around the property but mostly to the front and rear, including a pleasant summerhouse, and with a garage and large driveway ensuring there is ample private parking.



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## Accommodation:

Entrance Hall  
Lounge  
Kitchen  
Utility Cupboard  
WC  
Dining Room  
Three Bedrooms  
Shower Room

Generous gardens surrounding the property

Summerhouse  
Garage  
Driveway

Gas Central Heating  
Double Glazing



### 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 floor coverings, light fittings, kitchen fittings including the cooker and washing machine, and bathroom fittings.

### Services

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

### EPC Rating

D

### Council Tax Band

E

### Viewings

By appointment with the Selling Agent

### Non Traditional Construction

The property is non-traditional construction known as "Dorran" and, as such, are classed as defective under Part 14 of the Housing (Scotland) Act 1987. It should be appreciated that future resaleability will be severely restricted as the market will be limited to cash purchasers or investors only.



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

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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### Oaklea, The Green, St. Boswells, TD6 0ET

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID994256)

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.