



Inglewood is a charming and deceptively spacious two-bedroom detached house, situated in a popular residential area of the desirable Borders village of St. Boswells.

With an unusually generous garden to the rear, the house benefits from private parking for two cars to the side, which is a particular feature.

The property lies within a strong primary and secondary school catchment with a strong selection of amenities close-by, plus excellent transport links, with the Borders Railway at Tweedbank around six and a half miles away.

Lying across two levels the accommodation, which could be extended, subject to the necessary permissions, comprises two bedrooms, a bathroom, a sitting room, a dining kitchen, a conservatory and a utility room. With excellent storage throughout, including the attic with loft ladder access, there are also fitted wardrobes in both bedrooms. With gas central heating and double glazing, it provides a warm and comfortable home.

Externally, there is a private parking area for two cars to the side of the house, and a gate leading into the sizeable garden. Mainly laid to lawn with extensive hedging the garden is enclosed with a large patio area accessed from the conservatory, providing an excellent space for more informal entertaining. This extensive plot is a real bonus and provides a perfect outdoor space, as well as providing space for the property to be extended. The garden shed is also included in the sale price.

Most Border towns are readily accessible from St. Boswells via the A68, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. The Borders Railway, running from Tweedbank to Edinburgh lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.

Kelso 10 miles. Edinburgh 40 miles. Melrose 5 miles. Tweedbank 6.5 miles.

(All distances are approximate)

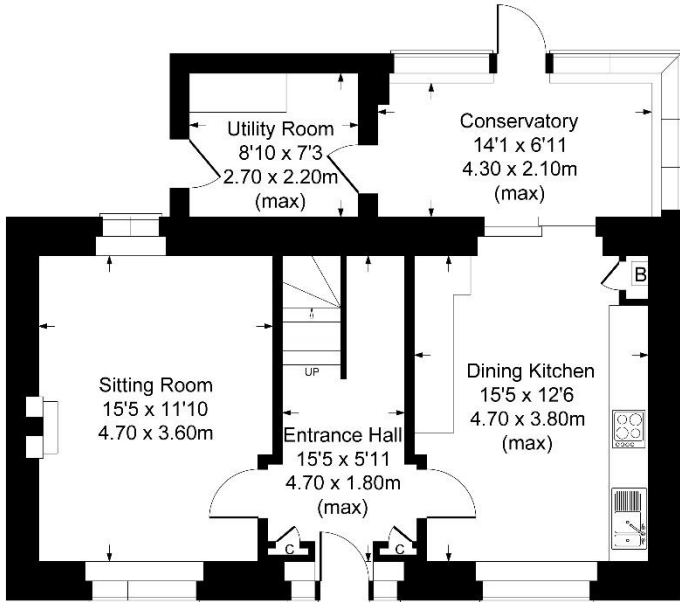
Location:

Inglewood is situated in the heart of a popular residential area in the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well-respected St Mary's Preparatory School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Fishing, golf, shooting, horse riding and walking are all readily available. Kelso (10 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso now benefitting from a Sainsburys supermarket.

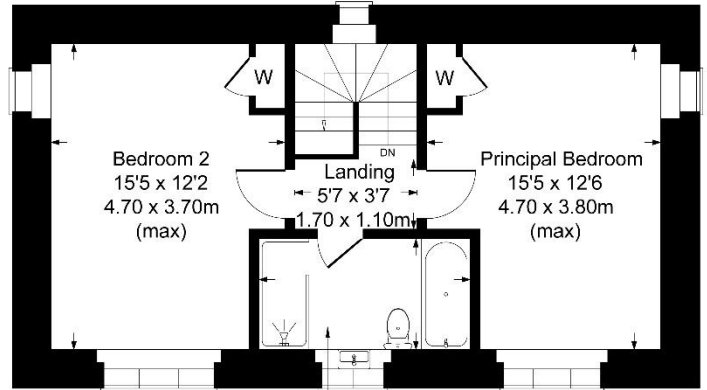
St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The Borders Railway, running from Tweedbank to Edinburgh, lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.



Inglewood, Weirgate Brae, St. Boswells, Melrose TD6 0BD



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode is: TD6 0BD

Coming from the North or the South, follow the A68 to St. Boswells.

At the Buccleuch Arms Hotel turn onto Main Street (B6404), signposted Kelso. Proceed past The Green on your left and continue along the Main Street passing the various shops. On passing Jean Lawrie Court take the next right-hand turn into Weirgate Brae. Inglewood is immediately on your right on the corner, with the parking bay just beyond the property.

FURTHER INFORMATION:**Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: D58

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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