



3 St. Aidans Park, St Boswells, TD6 0DQ

Guide price £280,000





3 St. Aidans Park St Boswells, TD6 0DQ

- Detached Bungalow
- Immaculately Presented
- Modern Fixtures & Fittings
- Integral Garage and Private Driveway
- 2 Bedrooms
- Quiet Residential Area
- Gas Central Heating and Double Glazing
- Excellent Schooling Nearby

We are delighted to bring to market this beautifully presented two-bedroom detached bungalow, occupying a generous corner plot within a quiet and highly sought-after residential development in St Boswells. Offering bright and spacious accommodation throughout, the property features a generous lounge/dining room, a contemporary kitchen with adjoining conservatory, two double bedrooms, a stylish modern shower room and an integral garage. Externally, the bungalow is complemented by beautifully maintained wraparound gardens, a private driveway and excellent outdoor seating areas, making it an ideal home for those seeking comfortable single-storey living in a desirable village location.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE/DINING ROOM - KITCHEN - CONSERVATORY - TWO BEDROOMS - SHOWER ROOM -



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Internally

The property is entered via a welcoming entrance hall, providing access to the main accommodation.

To the front of the home is an exceptionally spacious lounge and dining room, offering a bright and versatile living space with ample room for both comfortable seating and a family dining area. A feature fireplace creates an attractive focal point, while large windows allow plenty of natural light to fill the room.

The kitchen is accessed from the lounge and is fitted with a good range of wall and base units complemented by generous worktop space. The adjoining conservatory provides a pleasant additional reception area, ideal as a sitting room, breakfast area or garden room, with direct access to the rear garden.

There are two well-proportioned double bedrooms, both benefiting from built-in storage. A modern shower room serves the bedrooms and is fitted with a contemporary three-piece suite comprising a WC, wash hand basin and enclosed shower.

The property further benefits from an integral garage, offering excellent storage, secure parking or potential workshop space.

Kitchen

The kitchen is fitted with a stylish range of contemporary shaker-style wall and base units, complemented by wood-effect worktops and attractive tiled splashbacks. Incorporating a stainless steel sink with mixer tap positioned beneath a large window overlooking the rear garden, the kitchen enjoys an abundance of natural light. Integrated appliances include an electric oven, ceramic hob and extractor hood, while there is undercounter space and plumbing for a washing machine and dishwasher, together with space for a freestanding fridge freezer. The generous worktop space and practical U-shaped layout make this a highly functional kitchen, ideal for everyday cooking and meal preparation.



Shower Room

The contemporary shower room is beautifully appointed and fitted with a modern three-piece suite comprising a WC, vanity wash hand basin with useful storage below, and a large walk-in shower enclosure with shower attachment. Stylish marble-effect wall panelling creates a luxurious finish, while a chrome heated towel rail, wood-effect flooring and a frosted window provide both practicality and natural light, resulting in a bright and elegant space.

Externally

Externally, the property occupies a generous corner plot with beautifully maintained gardens wrapping around the front, side and rear of the home. The front garden has been thoughtfully landscaped with decorative stone chippings, raised planting beds and an attractive variety of mature flowers and shrubs, creating an inviting first impression. A private driveway provides off-street parking and leads to the integral garage.

The enclosed rear garden is predominantly laid to lawn and offers an excellent space for relaxing and entertaining. A gravelled seating area immediately outside the conservatory provides the perfect spot for outdoor dining or enjoying the sunshine, while well-stocked borders, mature hedging and established planting add colour and interest throughout the seasons. The gardens are designed for ease of maintenance and provide a pleasant outdoor environment for both keen gardeners and those simply looking to enjoy the space.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

All mains services are present including water, electricity, gas and drainage.

Location

St Boswells is located some 4 miles south of Melrose surrounded by beautiful Borders countryside. St Boswells itself has a range of local shops and restaurants including the well regarded Mainstreet Trading Company book shop, cafe and delicatessen and the very popular Buccleuch Arms Hotel. More comprehensive amenities and facilities are available close by in Melrose. The nearest train station is located some 7 miles west of St Boswells in Tweedbank. Located just off the A68 trunk Road, St Boswells also provides an ideal location for travelling North and South and also has transport links to all major Border towns. Local Schooling includes both the well regarded St Boswells Primary School and Earlston High School. St Mary's Preparatory School is also close-by in Melrose.

Council Tax

Tax Band E.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

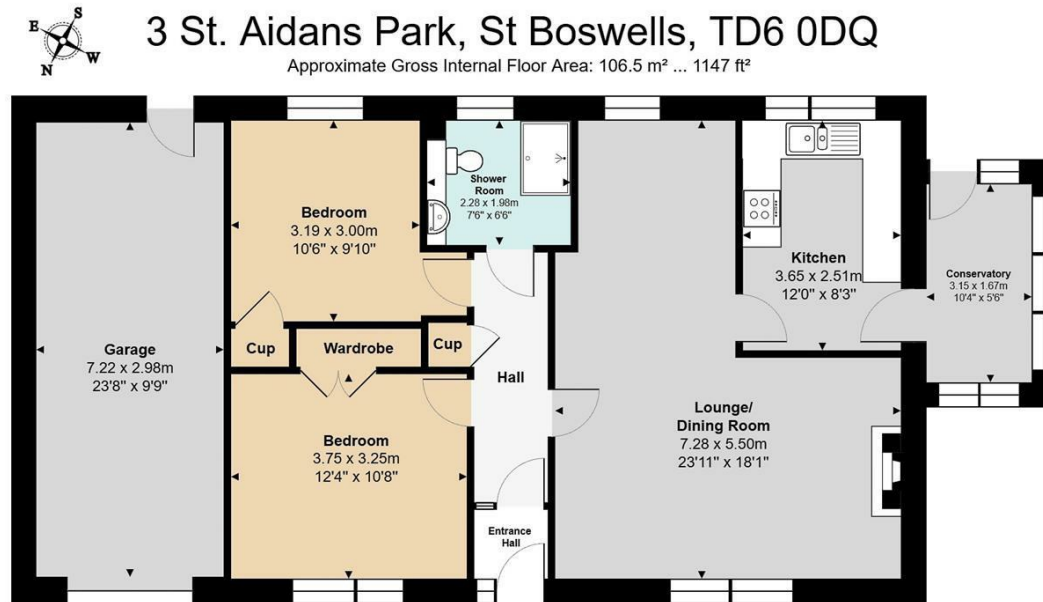
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note Of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

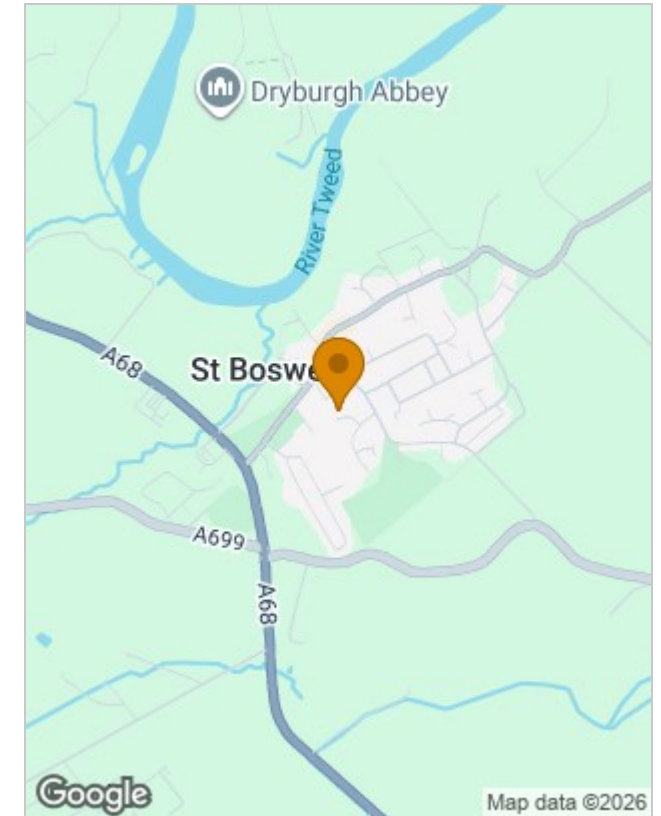


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Points per sq. ft. (pps)
A	92+ (92+)
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

Current: 74 (D) | Potential: 81 (D)

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Points per sq. ft. (pps)
A	92+ (92+)
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not environmentally friendly - higher CO₂ emissions

Current: 74 (D) | Potential: 78 (D)

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB