



53 Weirgate Avenue is a very well presented two-bedroom semi-detached house situated in the popular Borders village of St. Boswells. With permission to create a parking space with drop kerb to the side, the property benefits from extensive garden ground to the front, side and rear. Offering the opportunity for fabulous first home with a strong selection of amenities close-by, it lies a strong school catchment, with excellent transport links, and the Borders Railway at Tweedbank around six and a half miles away. Internally, the nicely maintained accommodation lies across two levels and comprises two bedrooms, a shower room, a large sitting room with dining area, and a kitchen. With good storage, with wardrobes in the bedrooms, the property also has double glazing, and gas fired central heating.

Externally, there is a charming and large garden, predominantly lying to the front side and rear, with the aforementioned planning for a parking space. Mainly laid to lawn, there are some borders and small shrubs, along with plentiful areas to sit out and enjoy more informal entertaining.

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:

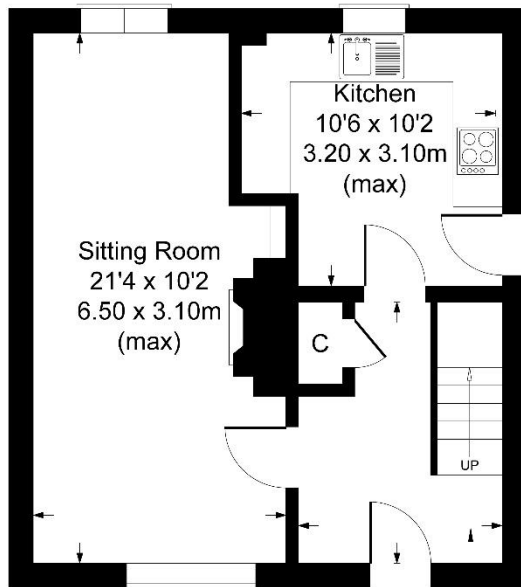
53 Weirgate Avenue is situated in the popular village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Cow Bistrot, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school 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.



53 Weirgate Avenue, St. Boswells, Melrose TD6 0BT

Shower Room
7'7 x 4'7
2.30 x 1.40m
(max)

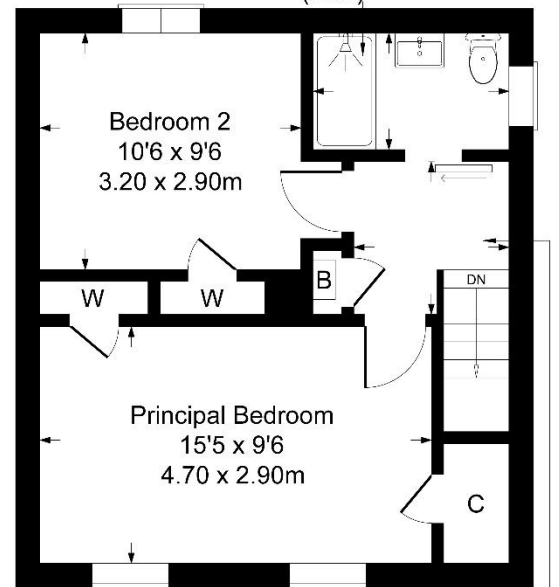


Sitting Room
21'4 x 10'2
6.50 x 3.10m
(max)

Kitchen
10'6 x 10'2
3.20 x 3.10m
(max)

Entrance Hall
10'10 x 8'2
3.30 x 2.50m
(max)

GROUND FLOOR



Bedroom 2
10'6 x 9'6
3.20 x 2.90m

Principal Bedroom
15'5 x 9'6
4.70 x 2.90m

Landing
6'3 x 6'3
1.90 x 1.90m
(max)

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



Directions:

For those with satellite navigation the postcode is TD6 0BT
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 turn right into Jenny Moores Road. Turn second left onto Weirgate Way and follow the road down to the bottom and bear right onto St. Modan's Road before turning left onto Weirgate Avenue and then first left into the cul-de-sac, with Number 53 the first house on the right-hand side.

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: B

EPC Rating:

Current EPC: C74

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.

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