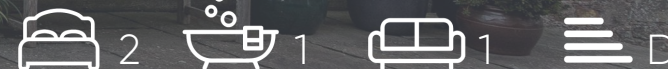




East Neuk, Tweedside Road, Newtown St Boswells, TD6 0PH

Guide price £145,000





East Neuk Tweedside Road TD6 0PH

- Beautifully Presented Ground Floor Apartment
- Large Dining Kitchen
- Large Private Enclosed Courtyard Garden
- Modern Gas Central Heating
- 2 Bedrooms
- Triple Glazing
- Ideal Downsizing or First Time Buyer Opportunity
- Train Station within 6 miles

East Neuk is an immaculately presented two-bedroom ground floor apartment, peacefully positioned within the charming town of Newtown St Boswells. Offering deceptively spacious accommodation throughout, the property blends character and comfort with oak flooring and modern fixtures and fittings. Highlights include the welcoming lounge with cosy electric fire, large well appointed dining kitchen and spacious principal bedroom. A second double bedroom and family bathroom complete the accommodation. Further benefits include gas central heating, large private courtyard garden, and a highly sought-after village setting close to local amenities and countryside walks.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - UTILITY ROOM - TWO BEDROOMS - BATHROOM - LARGE COURTYARD GARDEN



Guide price £145,000



Internally

This beautifully presented home is entered through a bright and welcoming hallway leading through to the well proportioned lounge with a traditionally styled electric fire providing a warm & cosy focal point to the room. The large dining kitchen is generously proportioned and stylishly fitted with modern fixtures and fittings, offering both practicality and sophistication. Across the hallway is the spacious principal bedroom room, enjoying large windows which flood the room with light and ample space for freestanding furniture. A second double bedroom and the traditionally styled bathroom complete the accommodation. Further benefits include modern gas central heating and triple glazing throughout, ensuring comfort and efficiency all year round.

Kitchen

The large dining kitchen has been thoughtfully modernised to create a stylish and practical space, fitted with an excellent range of solid oak shaker style wall and base units complemented by contrasting marble worktops incorporating an integrated sink and draining board with mixer tap. Integrated appliances include an electric oven, four ring gas burner hob, fridge freezer and dishwasher.

There is a handy full height cupboard next to the kitchen which houses the washing machine, and could also accommodate a tumble drier above.



Bathroom

The traditionally styled bathroom is fitted with a three-piece suite incorporating a WC, pedestal hand wash basin and a bath with mixer shower and tiled splashbacks. A traditional heated towel radiator completes the look.

Externally

Externally, East Neuk benefits from a generous private enclosed courtyard garden with mature shrubs and trees which have been thoughtfully arranged incorporating gravel pathways and a lovely decorative red brick patio area providing the perfect spot for relaxing or entertaining. The property further benefits from outside under stair storage and a shared drying green.

Location

Newtown St Boswells is a delightful commuter town located just off the A68 Trunk Road between Melrose and St Boswells. This central location allows direct access to both Edinburgh (38 miles North) and Newcastle (67 miles South). The nearest railway station is located some 6 miles west in Tweedbank. Newtown St Boswells itself hosts a Coop supermarket, local Primary School, Garden Centre and Car Garage. More comprehensive amenities and facilities are readily available in Galashiels town centre some 8 miles west which is widely regarded as the main retail and commercial hub of the Scottish Borders. The Borders General Hospital is also located approximately 3 miles west.

Services

All mains including water, gas, electricity and drainage. Gas central heating and triple glazing.

Fixtures & Fittings

All fitted blinds, floor coverings and integrated appliances are to be included within the sale.

Council Tax

Council Tax Band A

Viewings

Viewings are strictly by appointment only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

Offers

All offers should be submitted in writing in Scottish Standard 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.



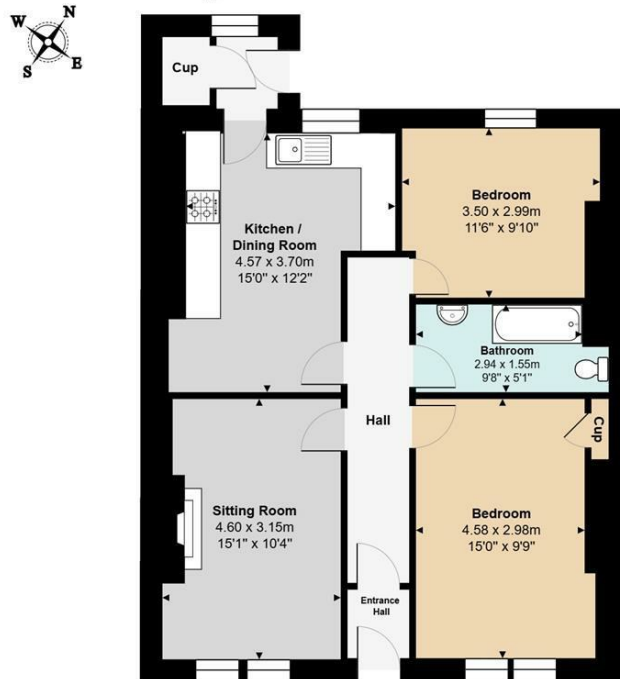


Floor Plans

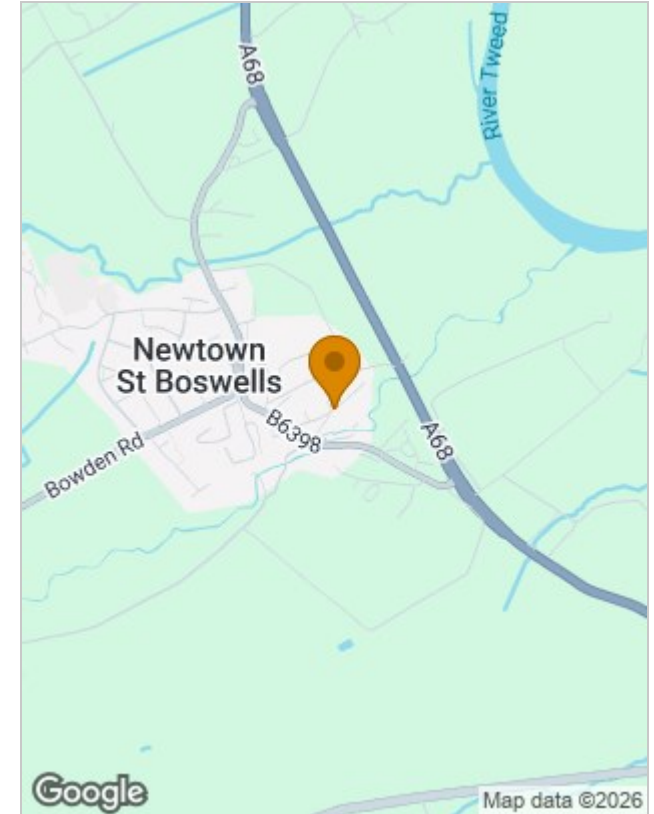
Location Map

East Neuk, Tweedside Road, Newtown St.Boswells, Melrose, TD6 0PH

Approximate Gross Internal Floor Area: 71.5 m² ... 770 ft²



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 is given as to their operability or efficiency can be given.



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB