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CULLEN KILSHAW
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19 Sergeants Park, Newtown St Boswells

TD6 0QG

Guide Price £115,000



19 Sergeants Park is a comfortably proportioned semi-detached property, located in a popular area of Newtown St Boswells, just a short walk from all the good amenities on offer within the village. The property is presented in very good order throughout and benefits from an abundance of attractive and additional features including a modern kitchen & bathroom, good storage space, easily maintained garden and drive. Early viewing essential.



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Hall
Lounge
Dining Area
Kitchen
Two Bedrooms
Bathroom

Double Glazing
Gas Central Heating

Enclosed Garden to Rear
Shed
Drive

Location

Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and villages in the region easily accessible. One of the Borders' main employers, Scottish Borders Council is only a few minutes' walk and the Borders General Hospital is approximately three miles away. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The sections, positions and dimensions shown here are not to be relied upon and no guarantee as to their accuracy or reliability can be given. Made with Metropix 10/07/12

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Full members of:

