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SOLICITORS & ESTATE AGENTS

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11 Whitefield Crescent, Newtown St Boswells

TD6 0PX

Guide Price £80,000



11 Whitefield Crescent is a comfortably proportioned mid-terraced property, situated in a popular residential area of Newtown St Boswells, close to all the good amenities on offer within the village. The property is presented in good order throughout and benefits from many pleasing features including an open plan lounge/kitchen, two generous double bedrooms - one with en-suite shower and a lovely private garden to the rear. Ideally suited as a starter family home or easily managed retirement property. Viewing recommended to fully appreciate.



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Hall
Open Plan Lounge/Kitchen
Double Bedroom One with En-Suite Shower
Double Bedroom Two
Bathroom

Double Glazing
Gas Central Heating

Small Garden to Front
Private Garden to Rear
Shed

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, water, gas and electricity. Double glazing, gas central heating.

EPC

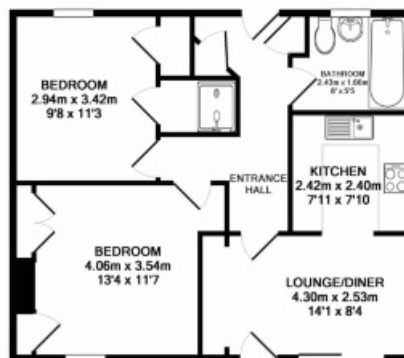
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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Full members of:

