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SOLICITORS & ESTATE AGENTS

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47 Glenburn Avenue, Newtown St Boswells

TD6 0QL

Guide Price £115,000



This attractive semi-detached property is located within a popular residential area, close to the nearby primary school and within comfortable reach of most amenities. Ideally suited to those searching for an affordable and easily managed starter family home, the property is presented in good order throughout and provides a well proportioned layout. Outside, there are good sized gardens to the front and rear, the latter of which includes a pleasant summerhouse with a decked area for seating and enjoys views towards the Eildon Hills.



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Ground Floor
Entrance Hall
Lounge/Dining Room
Kitchen

First Floor
Two Bedrooms
Study
Bathroom

Outside
Good sized gardens
Summerhouse & Decking



Situation:

Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to routes both north and south bound. 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 3 miles away. The Waverley rail link between Tweedbank and Edinburgh can be reached in around 10 minutes by car.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The summerhouse is also to be included.

Services:

Mains drainage, electricity and water. Gas central heating. Double glazing.

EPC:

D

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

Important:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein.

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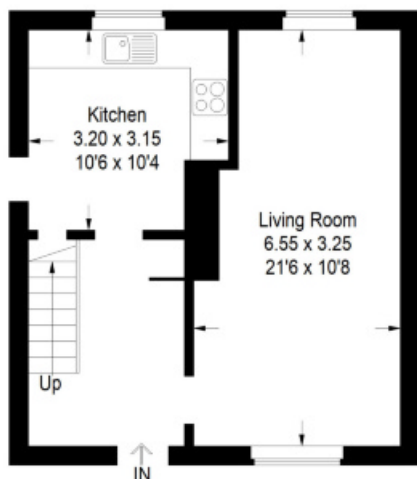
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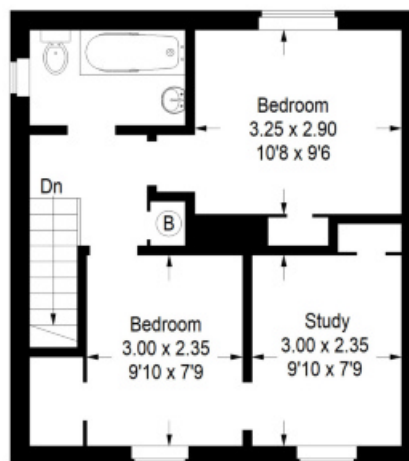


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Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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