

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



16 St Cuthberts Drive, St Boswells

TD6 0DF

Guide Price £265,000



16 St Cuthberts Drive is a very well-proportioned detached bungalow, located within a sought after cul-de-sac in the popular conservation village of St Boswells. The property benefits from an abundance of attractive and additional features including three bedrooms, two shower rooms, large conservatory, dining room, generous garden, garage and drive. Early viewing of this lovely property is advisable to avoid disappointment.



16 St Cuthberts Drive, St Boswells

TD6 0DF

Guide Price £265,000

Vestibule
Hall
Lounge
Dining Room
Kitchen
Utility Room
Conservatory
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Shower Room

Gas Central Heating
Solar Panels
Double Glazing

Garden to Front & Rear
Garage
Drive



Location

The conservation village of St Boswells is extremely well located in the centre of the Scottish Borders, lying just off the A68, which provides access to the main routes both North and South. The village has a population of approximately 1500 and for its size offers a superb range of facilities and recreational amenities, including a cricket pitch, tennis courts and picturesque golf course which meanders alongside the River Tweed. There is a primary school in the village with secondary schooling available in Earlston (7 miles to the north). The Waverley rail link to Edinburgh can be reached in around 12 minutes from St Boswells.

Fixtures and Fittings

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

Services

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

EPC

B

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



16 St. Cuthberts Drive, St. Boswells

Approximate Gross Internal Area = 138.3 sq m / 1489 sq ft
(Including Garage)

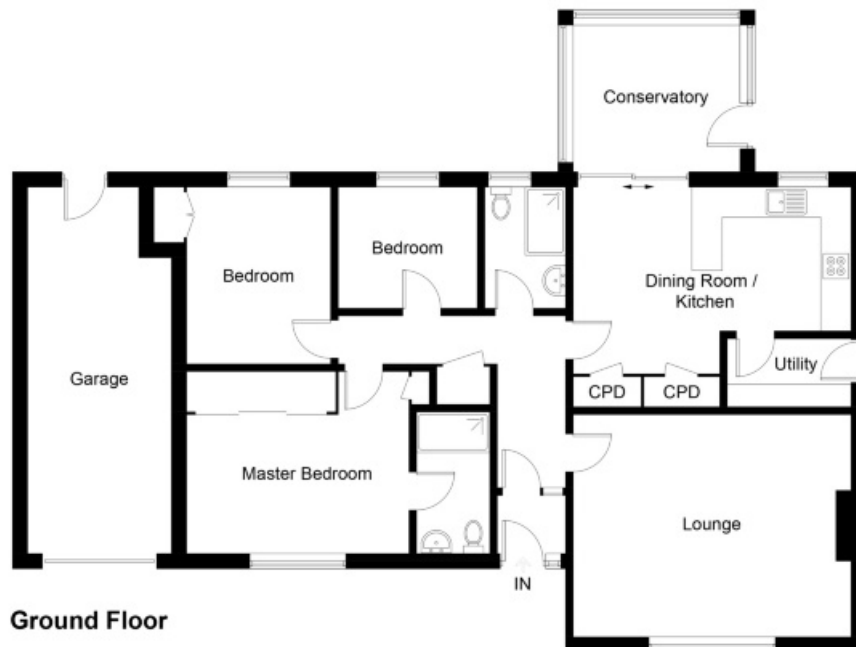


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID658461)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.