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**Doune Park, 13
Springfield Terrace, St
Boswells**

TD6 0EP

Guide Price £135,000



This attractive semi-detached bungalow is located within a popular area of St Boswells, close by to most amenities, yet enjoying a nice peaceful setting. The property provides comfortably proportioned accommodation which does require some modernisation but offers tremendous scope. Outside, there are well kept and generous gardens to the front and rear, whilst a driveway and garage ensures there is ample off street parking.



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ACCOMMODATION:

Entrance Hall
Lounge Kitchen
Sun Room
Two Bedrooms
Bathroom
Large Floored Attic

Double Glazing
Electric Heating

Generous gardens to front & rear
Garage
Driveway

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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Double glazing. Electric heating.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

EPC Rating:

F

13 Springfield Terrace, St. Boswells, TD6 0EP

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplans created by © (2018-2019)

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