

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 William Brown Road St Boswells

TD6 0DN

Guide Price £320,000



2 William Brown Road is an extremely spacious and well presented detached property, located within a sought after cul-de-sac in the popular conservation village of St Boswells. The property benefits from an abundance of attractive features including four generous bedrooms, with the option of a fifth, currently used as an office space. Two bathrooms and downstairs WC, large kitchen/dining area, with separate additional dining space. Generous gardens to both front and rear, double garage and driveway ensure ample private parking.



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Ground Floor:

Hallway
Living Room
Downstairs WC
Office/Bed 5
Kitchen
Utility Room
Dining Room with Patio Doors

First Floor:

Master Bedroom & En-Suite
3 Further Double Bedrooms
Family Bathroom

Outside:

Double Garage
Double Driveway
Gardens to Front & Rear

Gas Central Heating
Double Glazing



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 & 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 available at one of the top performing Earlston High School (approx 7 miles to the north). The Waverly 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, kitchen fittings and bathroom fittings.

Services:

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

EPC:

C

Council Tax Band:

F

Viewings:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement.



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

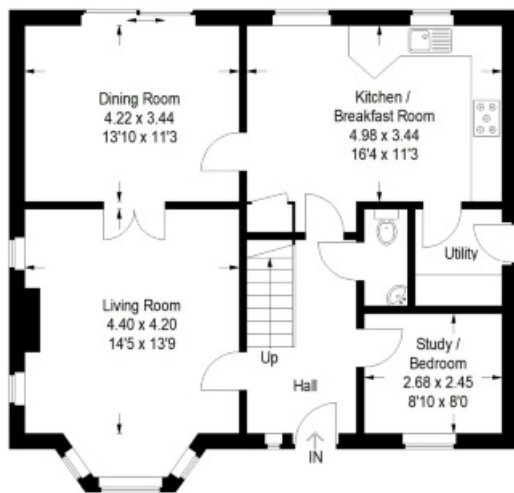
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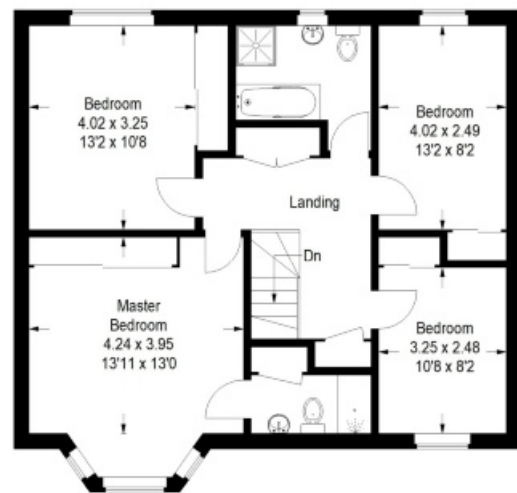


2 William Brown Road, St. Boswells

Approximate Gross Internal Area
153.9 sq m / 1656 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 698415)

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.