

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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28 Sergeants Park

Newtown St Boswells

Guide Price £120,000



This attractive semi-detached property is situated at the top of a popular residential cul-de-sac. Presented in good order throughout, offering a comfortably proportioned layout, perfectly suited to those searching for an easily managed starter property which is ready to move into. Outside, there are good sized gardens to front and rear, a mix of patio and decking, with a drive to the side, ensuring there is ample private parking.

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ACCOMMODATION COMPRISES:

ENTRANCE
LOUNGE
KITCHEN/DINING
TWO BEDROOMS
FAMILY BATHROOM

OUTSIDE:

GARDENS TO FRONT & REAR
DRIVEWAY TO SIDE
SUMMERHOUSE
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 3 miles away. The Waverly rail link between Edinburgh and Tweedbank can be reached in about 10 minutes by car.

Fixtures and Fittings:

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

Services:

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

EPC:

C

Council Tax Band:

C

Viewings:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement.

28 Sergeants Park, Newtown, St. Boswells

Approximate Gross Internal Area
63 sq m / 678 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans@ketch.com © 2021 (K0769570)



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Full members of:

