

**Melrose**  
Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 12 Glenburn Avenue

Newtown St Boswells

**Guide Price £135,000**



12 Glenburn Avenue is a well-proportioned semi-detached family home, located within a popular area of Newtown St Boswells and within walking distance of all the good amenities on offer within the village. The property benefits from many pleasing features including a bright and spacious layout and three generous double bedrooms. Outside there are good sized gardens to front & rear. The driveway provides convenient off street parking. Early viewing comes recommended to avoid disappointment.



# 12 Glenburn Avenue

Newtown St Boswells

**Guide Price £135,000**

Hall  
Lounge  
Dining Kitchen  
Three Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Gardens to Front, Side & Rear  
Driveway



## 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, curtains, blinds, light fittings, kitchen fittings and bathroom fittings.

## Services:

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

## EPC:

D

## Council Tax Band:

B

## Viewings:

Strictly by appointment with the Selling Agent.

## Entry:

By mutual agreement.

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Melrose Call 01896 822796**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

