

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Hildon, Jenny Moores Road, St Boswells

TD6 0AN

**Guide Price £235,000**



Hildon is an attractive and well-proportioned traditional property, located centrally within the popular village of St Boswells and within comfortable walking distance of the primary school and all the excellent amenities the village has to offer. The property has been substantially upgraded by the current owners and is now the ideal family home in a great location. The accommodation comprises: Porch, Vestibule, Hall, Lounge, Dining Kitchen, Downstairs WC, Three Bedrooms, Bathroom, Secondary Double Glazing, Gas Central Heating, Private Garden to Front & Side, Shared Garden to Rear, Private Outhouse, Shared Outhouse, Shared Drive to Side. Early viewing essential in order to avoid disappointment.



# Hildon, Jenny Moore's Road, St Boswells

TD6 0AN

**Guide Price £235,000**

Porch  
Vestibule  
Hall  
Lounge  
Dining Kitchen  
Utility Room  
Downstairs WC  
Three Bedrooms  
Bathroom

Gas Central Heating  
Secondary Double Glazing

Private Garden to Front & Side  
Shared Garden to Rear  
Shared Drive to Side  
Private Outhouse & Shared Outhouse



### 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 & Fittings

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

### Services

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

### EPC

D

### Council Tax Band

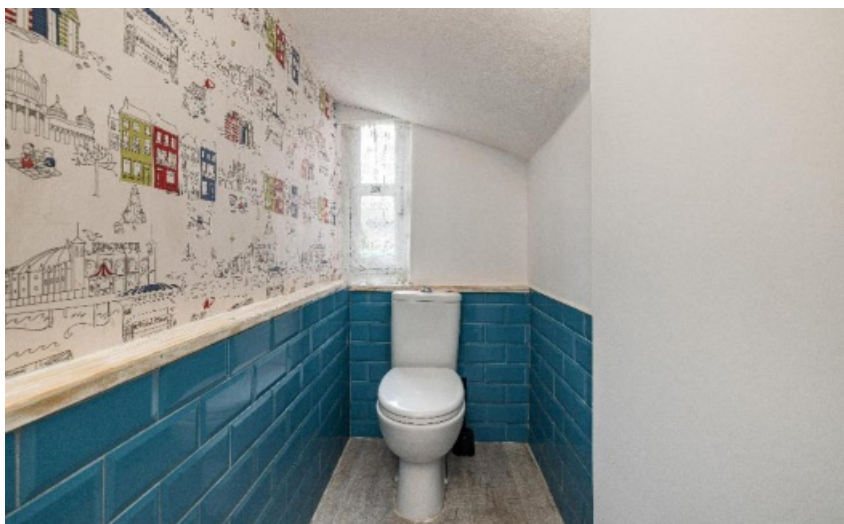
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### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**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  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Hildon, Jenny Moores Road, St. Boswells**

Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (101065877)

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.