

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 13 Springfield Square, St Boswells, TD6 0HA

**Guide Price £150,000**



Located within a rarely available cul de sac, 13 Springfield Square is a particularly attractive semi-detached property which enjoys a peaceful setting with superb open outlooks to the rear. The property has been well maintained and is presented in very good order throughout, boasting a modern kitchen, contemporary bathrooms, and is presented onto the market in move in condition. The layout is well planned and spacious, featuring a useful additional shower room on the ground floor, and is perfectly suited to those searching for a starter family home. Outside, there are well kept gardens to the front and rear, the latter of which is particularly private. Ample parking is available within the cul de sac.



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Ground Floor  
Entrance Hall  
Lounge  
Kitchen  
Dining Room  
Downstairs Shower Room

First Floor  
Two Double Bedrooms  
Bathroom

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 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 10-15 minutes from St Boswells.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 822796**

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Melrose, TD6 9PQ  
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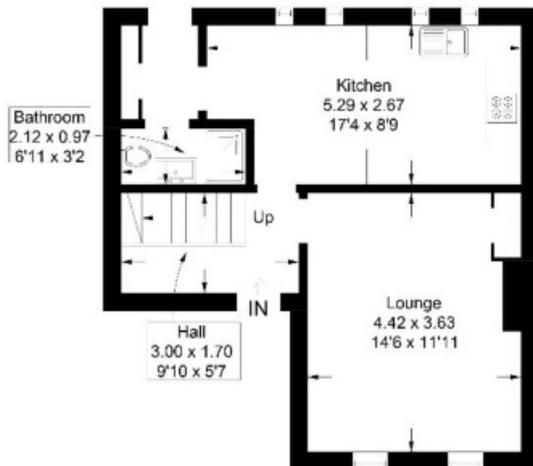
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**13 Springfield Square, St Boswells, TD6 0HA**

Approximate Gross Internal Area = 80.9 sq m / 871 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071558)

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.