

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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18 Strae Brigs, St Boswells

TD6 0DH

Guide Price £135,000



18 Strae Brigs is a deceptively spacious first floor apartment, located within a peaceful modern development in the popular village of St Boswells, ideally placed for easy access to all the excellent amenities on offer within the village. The property has a well-proportioned layout and is presented in immaculate order throughout. Ideally suited as a starter family home, occasional residence or potential rental investment. The accommodation comprises: Communal Entrance Hall & Stairs, Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom. Externally there is a private area of garden to the rear and two parking spaces. Early viewing is considered essential to avoid disappointment.



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Communal Entrance Hall & Stairs
Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Secure Entry System

Garden
Two Parking Spaces



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, electricity and gas. Gas central heating, double glazing, secure entry system.

EPC

B

Council Tax Band

B

Viewing

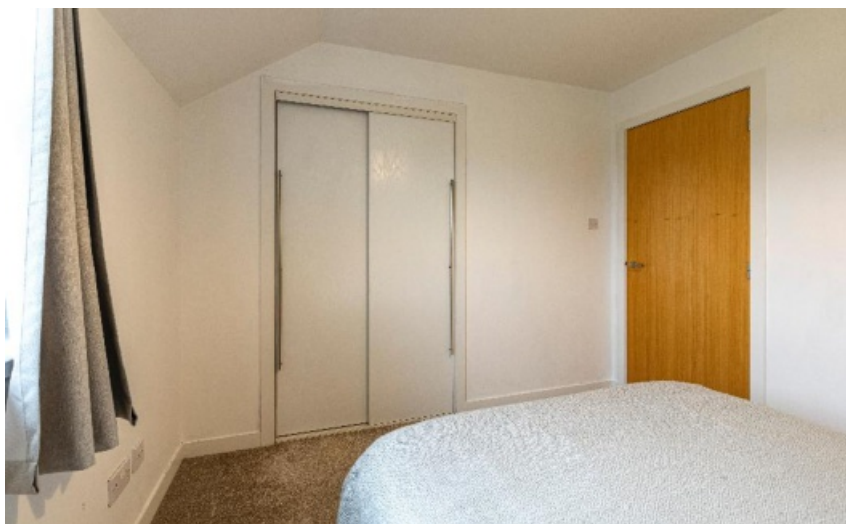
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

A factor charge of approximately £250 per quarter is applicable and covers buildings insurance, maintenance and cleaning of the communal areas.



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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Approximate Gross Internal Floor Area: 63.4 m² ... 682 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

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.