

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Anworth Terrace, Newtown St Boswells

TD6 OPF

Guide Price £135,000



Tucked away from view enjoying an extremely private setting, 6 Anworth Terrace lies in the heart of the town and is within comfortable reach on foot to most amenities. This well presented maisonette style property offers deceptively spacious accommodation which is presented throughout in very good order; ensuring it is easily maintained and ready to move into. Of particular note is the large lounge which affords space for plenty of furniture, whilst the kitchen/dining area has been opened up by the present owner to create one well proportioned room which is now the focal point of the home and ideal for entertaining. There are two good sized double bedrooms along with a well appointed bathroom. Outside, there is a shared drying green but also an enclosed area of private garden which enjoys a lovely private aspect.



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First Floor:
Entrance Hall
Spacious Lounge with open fire
Dining Kitchen
Bathroom

Second Floor
Two Double Bedrooms

Gas Central Heating
Double Glazing

Enclosed Private Garden
Shared Drying Green



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 away and the Borders General Hospital is approximately 3 miles away. The Waverley Rail link between Edinburgh and Tweedbank can be reached in about 10 minutes by car. There are an excellent range of local amenities in the village including a health centre, small supermarket, primary schooling and good public transport.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Please note, the greenhouse will not be included in the sale.

Services

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

EPC Rating

E

Council Tax Band

C

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

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Melrose, TD6 9PQ
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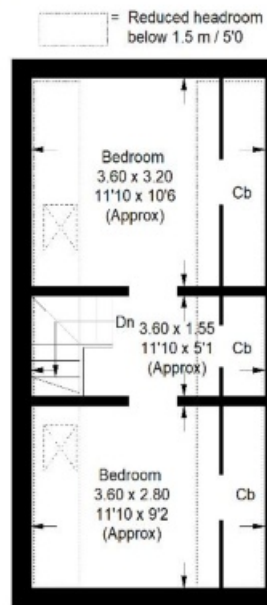


6 Anworth Terrace, Newtown, St. Boswells, TD6 0PF

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1211147)

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.