

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Whitefield Court, Newtown St Boswells

TD6 0PZ

Guide Price £160,000



6 Whitefield Court enjoys an extremely private setting, tucked away from view, in a popular residential area in the town of Newtown St Boswells. This comfortably proportioned detached bungalow would perfectly suit those searching for an easily managed home to downsize to with the added benefit of the accommodation being entirely on one level. The layout is well planned, featuring a modern kitchen with dining room off, a well proportioned lounge and three good sized bedrooms as well as a shower room. There are good sized gardens to the front and rear whilst plenty of parking is available in the nearby cul de sac.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Dining Area
Three Bedrooms Shower Room

Gas Central Heating
Double Glazing

Gardens to front & rear



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.

Services

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

EPC Rating

C

Council Tax Band

D

Viewings

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
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Approximate Gross Internal Area = 93 sq m / 1001 sq ft

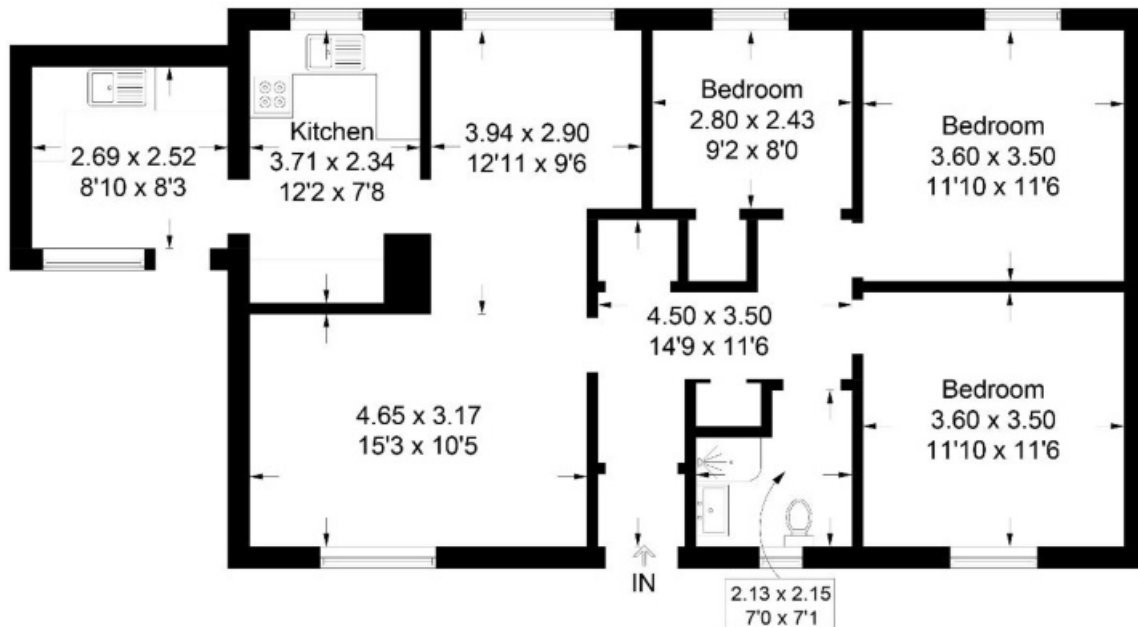


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214589)

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