

Melrose

Call 01896 822796



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SOLICITORS & ESTATE AGENTS

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9 Strae Brigs, St Boswells

TD6 0DH

Guide Price £365,000



This impressive detached property offers generous accommodation and a stylish finish, making it an excellent choice for family life. Tucked away in a peaceful cul-de-sac with no passing traffic and within easy reach of St Boswells Primary School, it combines space, comfort and convenience. The home has been upgraded by the present owners and is presented in immaculate, move-in condition. Inside, the layout comprises: Hall, Lounge, Dining Kitchen and WC, Master Bedroom with En-Suite and Walk-in Wardrobe, Three Further Double Bedrooms and Family Bathroom with Separate Shower. The enclosed rear garden provides plenty of outdoor space and includes a summerhouse, shed and greenhouse, while the front garden, garage and double driveway add to the appeal. Early viewing is strongly encouraged to fully appreciate this ideal family home.



9 Strae Brigs, St Boswells

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Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-suite
Three Further Double Bedrooms
Large Family Bathroom

Gas Central Heating
Double Glazing

Garden
Summerhouse
Greenhouse
Shed
Garage
Double Drive



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, double glazing.

EPC

C

Council Tax Band

F

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
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Opening Hours:
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9 Strae Brigs, St. Boswells

Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 154.9 sq m / 1667 sq ft

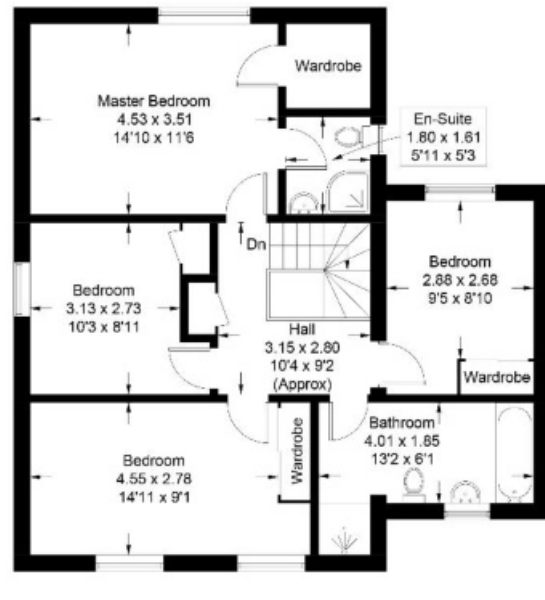


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232893)

Full members of:



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