

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 St Modan's Road, St Boswells

TD6 0BU

**Guide Price £180,000**



5 St Modan's Road is an attractive semi-detached property located in an established residential area within the popular village of St Boswells. It would perfectly suit those searching for an affordable starter home, boasting a well proportioned layout featuring a spacious lounge/dining room with access out to a pleasant conservatory at the rear which could be used for a variety of purposes. The kitchen is well equipped with a side door providing access out to the garden. Upstairs, there are two generous double bedrooms and a well appointed bathroom. The property is in good order throughout and has been well maintained by the present owner. It sits on a generous plot providing gardens to the front and rear; the latter of which includes an external office/summerhouse with mains electricity and enjoys a very good degree of privacy. To the front there is a drive providing convenient off street parking.



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TD6 0BU

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Ground Floor  
Entrance Hall  
Lounge  
Conservatory  
Kitchen

First Floor  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Well kept gardens to the front & rear  
External Office/Summerhouse with mains electricity

Driveway



### 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC Rating

D

### Council Tax Band

B

### 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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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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**5 St. Modans Road, St Boswells, TD6 0BU**

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1236649)

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