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2b Inchdarnie Crescent, St Boswells, TD6 0AW

Guide Price £250,000



Nestled in the heart of the sought after village of St Boswells, this attractive three bedroom semi-detached bungalow offers a superb blend of comfort, flexibility, and convenience. Boasting a thoughtfully designed layout, the home features two spacious public rooms ideal for entertaining or relaxing, alongside a well-equipped dining kitchen perfect for family meals and gatherings. The modern shower room adds a contemporary touch, and the property is presented in excellent order throughout - truly ready for you to move straight in. Outside, the easily maintained front and rear gardens provide a peaceful retreat, while the private driveway offers generous parking options. Whether you're downsizing, relocating, or simply seeking a tranquil village lifestyle, this delightful bungalow ticks all the boxes.



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Accommodation: Vestibule Entrance Hall Lounge Sitting Room Dining Kitchen Three Bedrooms Shower Room

Gas Central Heating Double Glazing

Gardens to front & rear 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, and electricity. Gas central heating. Double glazing.

EPC Rating

C

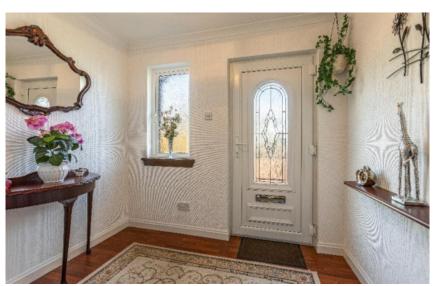
Council Tax Band

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement













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Interested in this property? Call 01896 822796

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Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtible on © (ID1248926)

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