

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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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

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  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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### 2B Inchdarnie Crescent, St. Boswells, TD6 0AW

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



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlebs.co © (011248826)

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.