

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Weirgate Avenue, St Boswells

TD6 0BY

Guide Price £180,000



19 Weirgate Avenue is a three-bedroom semi-detached family home, located in the sought-after Borders village of St Boswells - a vibrant community well known for its excellent amenities, primary school, local shops and beautiful surrounding countryside. Offering generous room sizes and a practical layout with a spacious lounge, dining kitchen, bathroom and three double bedrooms, the property provides a fantastic opportunity for a buyer to update and modernise to their own taste. With gardens to the front and rear, a timber garage, and driveway parking, this home represents great value in a highly desirable location. Early viewing essential.



19 Weirgate Avenue, St Boswells

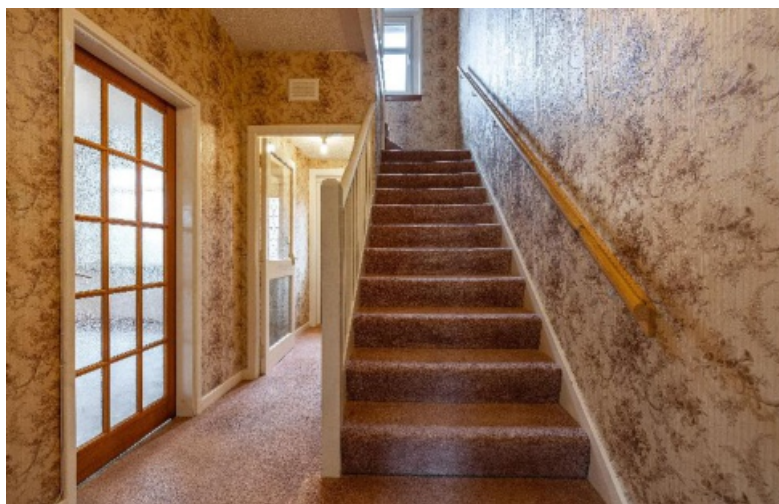
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Vestibule
Hall
Lounge
Dining Kitchen
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Timber Garage
Shed
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

D

Council Tax Band

B

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
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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

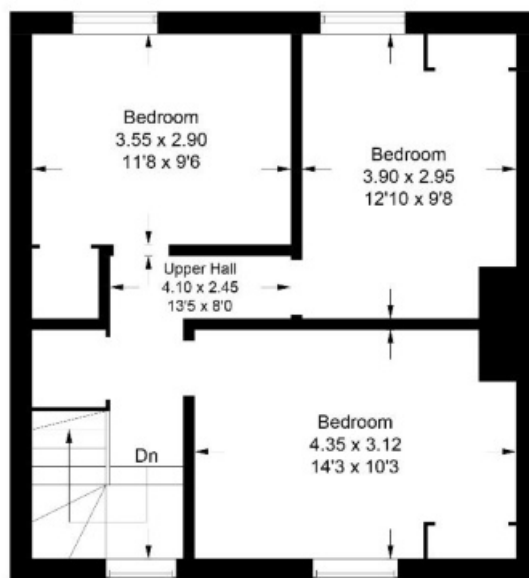
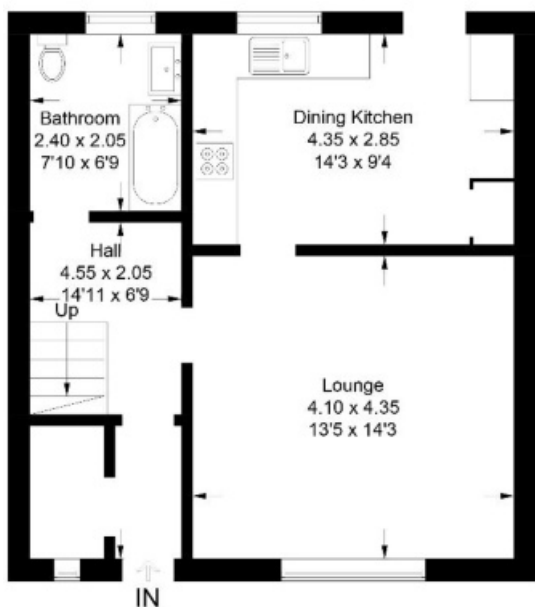
Also At:

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Tranent,	Tel 01875 611211



19 Weirgate Avenue, St. Boswells

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



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101251214)

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.