

Melrose

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CULLEN KILSHAW
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7 Railway Court, Newtown St Boswells

TD6 0PW

Guide Price £185,000



7 Railway Court is tucked away in the centre of Newtown St Boswells, enjoying a quiet courtyard setting with most amenities and facilities just a short distance on foot. The property opens out to provide a deceptively spacious layout; ideally suited to those searching for an easily managed home which is ready to move into, and is presented onto the market in very good order. The living accommodation is particularly well appointed with the lounge, dining room and kitchen all flowing through into one another, whilst upstairs there are three good sized bedrooms and a well appointed shower room. There are enclosed gardens to the front and rear with a garage and drive to the side allowing for very convenient private parking.



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Ground Floor:
Entrance Hall
Lounge
Dining Room
Kitchen
Downstairs WC

First Floor:
Three Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Enclosed gardens to the front & rear
Garage & Drive



Location

Newtown St Boswells is a small town in the Scottish Borders, located near the River Tweed. It serves as the administrative centre for the Scottish Borders Council, making it an important hub for local government. The town is situated between Melrose and St Boswells, with easy access to the A68 road, which connects Edinburgh to northern England. The village has a quiet, rural character, with a mix of residential areas, local shops and businesses. It has historical roots dating back centuries and is close to several scenic landmarks including the Eildon Hills and Dryburgh Abbey. The surrounding countryside offers opportunities for walking, cycling, and outdoor activities. Newtown St Boswells benefits from its proximity to well known Border towns like Melrose and Jedburgh, which attract visitors with their rich history and attractions. The town has a small but close-knit community, and its role as the council headquarters ensures a steady presence of workers and public services.

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

C

Viewings

By appointment with the Selling Agent



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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7 Railway Court, Newtown St. Boswells, TD6 0PW

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft

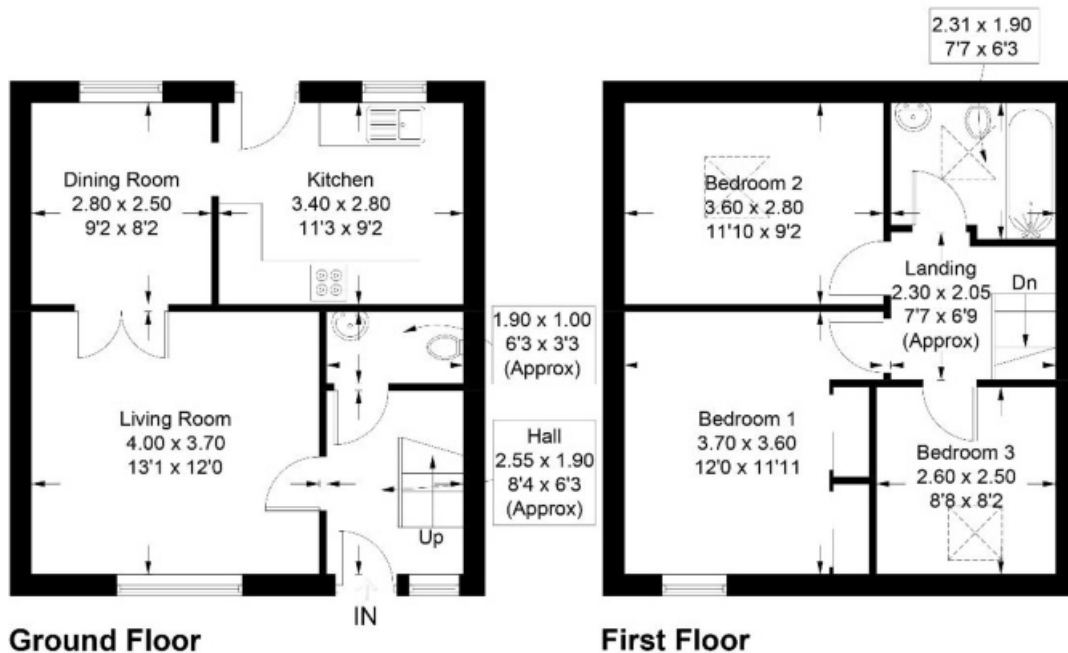


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254234)

Full members of:



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