

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **12A St Cuthberts Drive, St Boswells**

TD6 0DF

**Offers Over £265,000**



12A St Cuthberts Drive is a well-presented, modern detached two-bedroom bungalow, quietly tucked away within a sought-after cul-de-sac in the heart of the popular village of St Boswells. The accommodation is bright and well laid out, featuring a spacious lounge/dining room, well-equipped kitchen with separate utility room and a delightful rear conservatory overlooking the garden. There are two generous double bedrooms and a contemporary shower room, all maintained in very good order throughout. Externally, the property enjoys attractive gardens to both the front and rear, along with a garage and private driveway, making this an ideal home for those seeking comfortable, low-maintenance living in a peaceful yet well-connected Borders village.





# 12A St Cuthberts Drive, St Boswells

TD6 0DF

Offers Over £265,000

Vestibule  
Hall  
Lounge/Dining Room  
Conservatory  
Kitchen  
Utility Room  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Garage  
Drive  
Shed





### Location

St Boswells is a thriving and well-connected Borders village that offers an exceptional quality of life, combining strong local amenities with beautiful surroundings. The village is home to a well-regarded primary school, health centre, small supermarket, cafés and a hotel with bar and restaurant. Set beside the River Tweed and surrounded by open countryside, St Boswells is ideal for those who enjoy walking, cycling and outdoor pursuits, while still benefiting from easy access to Melrose, Kelso and the wider Scottish Borders. With its active community, excellent transport links and balance of rural charm and modern convenience, St Boswells is an increasingly popular choice for families, professionals and downsizers alike.

### 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

C

### Council Tax Band

E

### 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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



### 12A St. Cuthberts Drive, St. Boswells

Approximate Gross Internal Area  
109.4 sq m / 1177 sq ft  
(Including Garage)

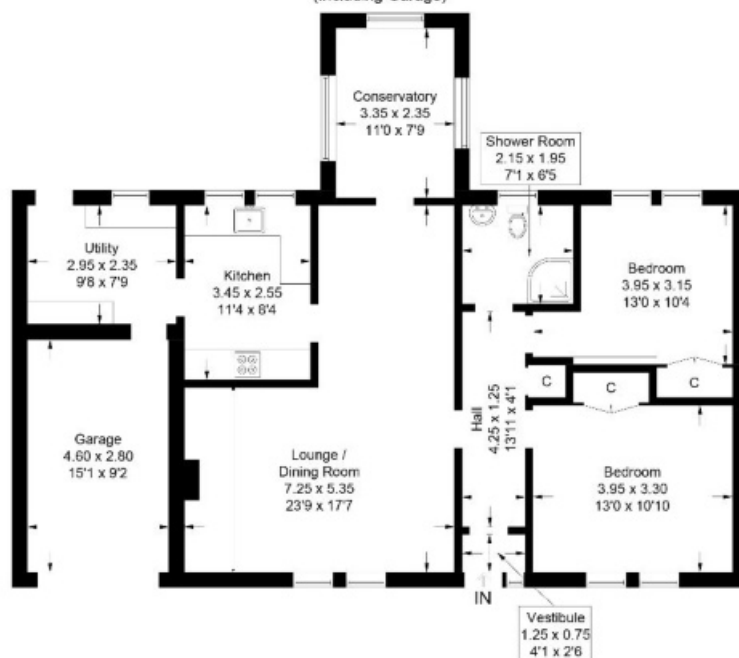


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268889)

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.