

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Main Street, Newstead

TD6 9DX

Offers Over £170,000



A beautifully presented end terraced cottage in the sought after village of Newstead, thoughtfully and painstakingly refurbished by the current owner. The property blends traditional charm with contemporary finishes and offers comfortably proportioned accommodation throughout. Of particular note is the beautifully appointed lounge which is set to the rear of the property, enjoying outlooks over the garden, boasting a cosy wood burning stove and patio doors which lead out onto a raised deck; an ideal spot for relaxing and enjoying views of the garden and giving a natural connection to the outdoor space. The kitchen is kitted out with modern units creating a very practical space, also with access to the rear via a double glazed door. The double bedroom is well proportioned and there is a modern shower room. A charming, ready to move into cottage that combines modern comfort with a tranquil garden setting, ideal for firsttime buyers, downsizers or anyone seeking a well finished village home.



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Accommodation:

Entrance Hall
Lounge with wood burning stove & patio doors
leading onto a raised deck
Fully fitted Modern Kitchen
Double Bedroom
Contemporary Shower Room

Gas Central Heating
Double Glazing

Generous enclosed rear garden



Location

The sought after village of Newstead lies just over one mile from the Abbey town of Melrose and enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings

The sale shall include all carpets with the exception the oriental carpets, light fittings, kitchen fittings and bathroom fittings. All planting materials and potted perennials are also to be included.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

C

Council Tax Band

A

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
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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Langholm,	Tel 013873 80482
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1 Main Street, Newstead, TD6 9DX

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

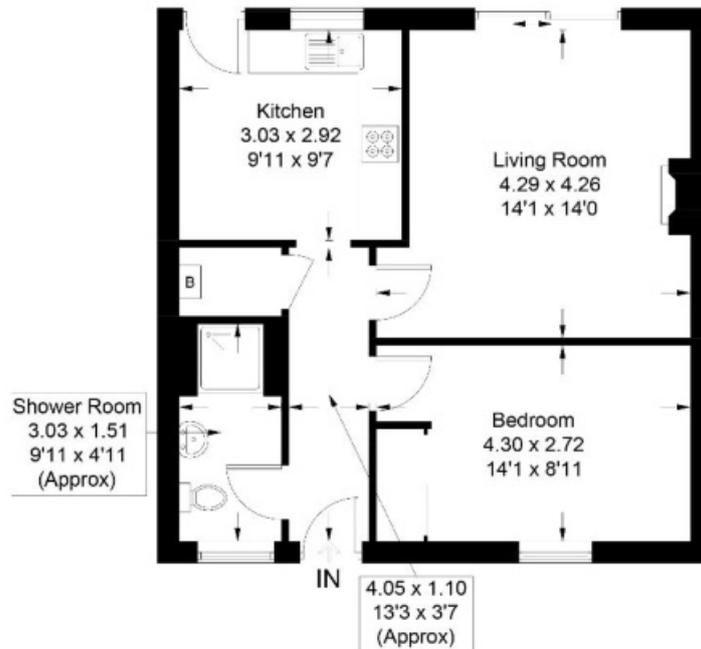


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262794)

Full members of:



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