Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

10 Weirgate Avenue, St Boswells

TD6 0BY

Guide Price £220,000

A charming semi-detached family home set in the desirable Borders village of St Boswells - a friendly community known for its amenities, well-regarded primary school, shops and attractive countryside. The property offers generous and versatile accommodation, currently arranged as a spacious lounge, dining room, sunroom and kitchen on the ground floor, with three double bedrooms and a shower room upstairs. The flexible layout allows the home to be used as either a three or four-bedroom property, depending on individual needs. Externally, there are areas of garden to the front, side and rear with a greenhouse, shed and useful outhouse, plus a large driveway offering plenty of parking. A wonderful family home in a sought-after location - strong interest is expected, so early viewing is recommended.

10 Weirgate Avenue, St Boswells

TD6 0BY

Guide Price £220,000

Hall
Lounge
Breakfasting Kitchen
Dining Room
Sun Room
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Greenhouse
Outhouse
Shed
Large Driveway

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
D

Council Tax Band
C

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

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

10 Weirgate Avenue, St. Boswells

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281272)

Full members of:

OnTheMarket.com rightmove bspc espc spc scotland

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.