

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Glenburn Avenue, Newtown St Boswells

TD6 0QL

Guide Price £170,000



A beautifully presented three bedroom semi detached home, perfectly positioned in the heart of Newtown St Boswells and within easy walking distance of the local primary school. Immaculately maintained throughout, this is a property that's genuinely ready to move into, offering generous, well proportioned accommodation ideal for modern family living. At the heart of the home is a lovely dining kitchen - bright, sociable, and thoughtfully planned with direct access out to the rear garden, making everyday life and entertaining wonderfully seamless. The enclosed gardens are a real highlight: safe, private, and enjoying open countryside views that create a peaceful backdrop, ideal for children to play or pets to roam. Parking is well catered for too with a private driveway. A superb opportunity for anyone seeking a stylish, comfortable family home in a friendly village setting with excellent amenities close by.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Bathroom

First Floor:
Three Bedrooms
Shower Room

Well maintained gardens

Driveway



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 Borders 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 fired central heating. Double glazing.

EPC Rating

D

Council Tax Band

B

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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3 Glenburn Avenue, Newtown Street, Boswells, TD6 0QL

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft

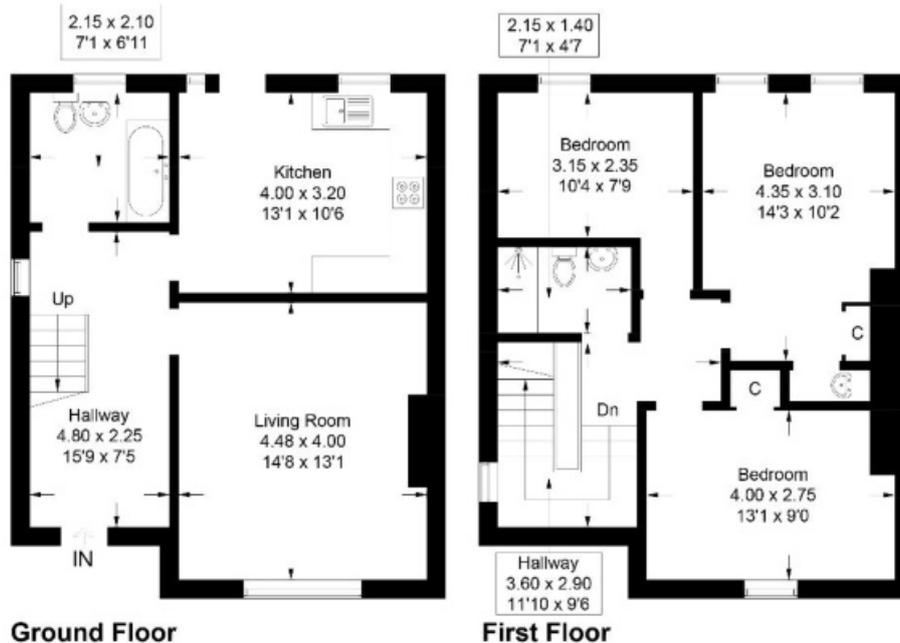


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281818)

Full members of:



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