

Melrose

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13 Langlands Place

Newtown St Boswells, TD6 0SF

Guide Price £130,000



Located in the popular town of Newtown St Boswells, this spacious first and upper floor dwelling offers bright, well presented accommodation with the added benefit of its own main door access and internal stair. Set to the rear, the open plan lounge and kitchen form an inviting, light-filled living space, ideal for modern day to day life. The property is presented in very good order throughout and offers a flexible layout that suits a range of buyers. The upper floor has previously operated as a holiday let, providing an attractive opportunity for those wishing to continue with short term rental use. Equally, it works beautifully as a primary residence, offering generous proportions and a comfortable, easy to manage arrangement. Externally, there is access to a well kept communal garden to the rear, adding a pleasant outdoor space to enjoy. A versatile and appealing home in a well connected Borders location.



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First Floor
Hallway
Open Plan Lounge/Kitchen with space for dining
Double Bedroom
Bathroom

Second Floor:
Two Bedrooms
Shower Room

Well kept communal garden



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

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
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Opening Hours:
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Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297876)

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.