



## 6 Orchard Park, St Boswells, TD6 0DB

*“A south facing semi-detached property with a large garden situated centrally within the historic village of St Boswells”*

### ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Kitchen

First Floor: Bedrooms 1 and 2, Shower Room

**Guide Price £155,000**



## WELCOME TO

### OVERVIEW

This centrally located semi-detached property is very well presented and within close walking distance to the village facilities, businesses and the St Cuthbert's Way path. It has a generously sized mature garden with off street parking, lawn, shrub planting, a patio and a garden shed. The size and location of this dwelling lends itself to a range of owners including those who enjoy gardens and value outdoor space and also those looking to extend an existing property (subject to the granting of the necessary permissions).





## 6 ORCHARD PARK

### THE TOUR

6 Orchard Park is located in the heart of the village in a quiet residential area and has views of the village-scape to the rear. The house is entered from the front garden into a cloakroom hallway, which gives direct access to the living room, the dining kitchen and the stairs to the upper floor. There are glazed doors into both the living room and the kitchen and a feature fan light in the front door.

The living room is at the heart of the house and has a dual aspect overlooking both the front and rear gardens. There is a feature fireplace with a gas flame effect fire.

The fitted kitchen has wood fronted units, a light coloured worktop with a white ceramic sink and drainer, an electric hob, space for a washing machine/dish washer and space for another free-standing appliance. There is also a feature light and fan fitting. The kitchen has direct access to the garden to the side and there is an under-stair cupboard adjacent to the side access door housing the gas central heating boiler.

Bedrooms one and two are both located on the first floor and each have built in wardrobes. Bedroom one is especially generous in size and has two south facing windows and an additional walk-in storage cupboard. The shower-room is fully tiled, has recessed downlights, a mirrored cabinet with feature lighting, a heated towel rail and contemporary white fittings including a vanity unit and a large walk-in shower with a Mira electric shower.

This home has gas central heating. The windows in the living room have top opening lights, all others are UPVC Tilt and Turn.





## 6 ORCHARD PARK

### OUTSIDE

6 Orchard Park has an attractive and well maintained garden occupying a unique corner plot. The front garden combines lawn with flower beds. The side garden has a tarmac driveway, a shed, a patio and a large, planted shrub bed. Relocation of the shed would facilitate the parking of multiple vehicles or potentially, space to extend the property subject to the granting of the necessary permissions. The rear garden combines a lawn with clothes drying poles and shrub planting. The side and rear gardens are partially enclosed by the boundary walls of a neighbouring building.

### THE AREA

The property is only a short walk away from the social and commercial amenities in the village including the Village Hall, St Boswells Bus Stance, St Boswells Parish Church, St Boswells Primary School, the Old Post Office, Hunters Stables restaurant, Morrisons Daily and the Mainstreet Trading Company. It has an excellent location for recreation being close to the Croft and the St Cuthbert's Way path along the River Tweed.

6 Orchard Park is in an ideal location for sustainable travel with the bus stance being very close by. There are direct services to Kelso and Berwick Upon Tweed to the east, to Jedburgh to the south and Melrose, Tweedbank Train Station and Galashiels to the west. Tweedbank Train Station is located 6.3 miles away and has easy parking.





## 6 ORCHARD PARK

### what3words

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**COUNCIL TAX** - Band B

**EPC RATING** - D

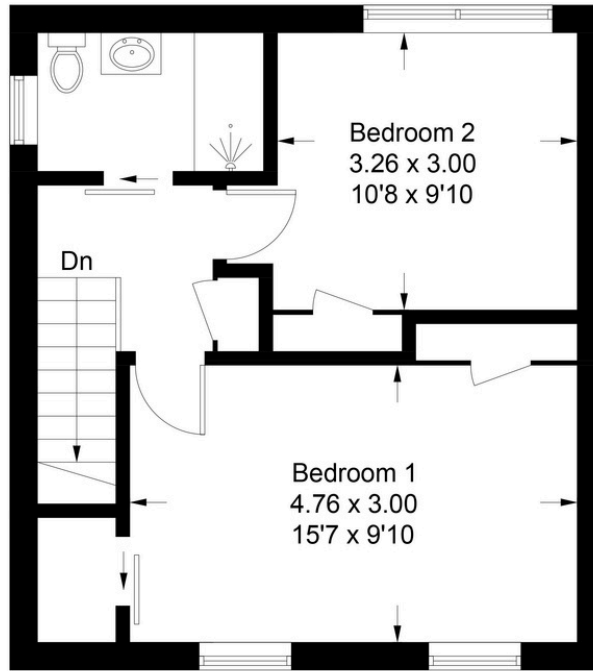
### SERVICES -

The property has gas central heating. It is served by mains water, drainage, electric and gas services.

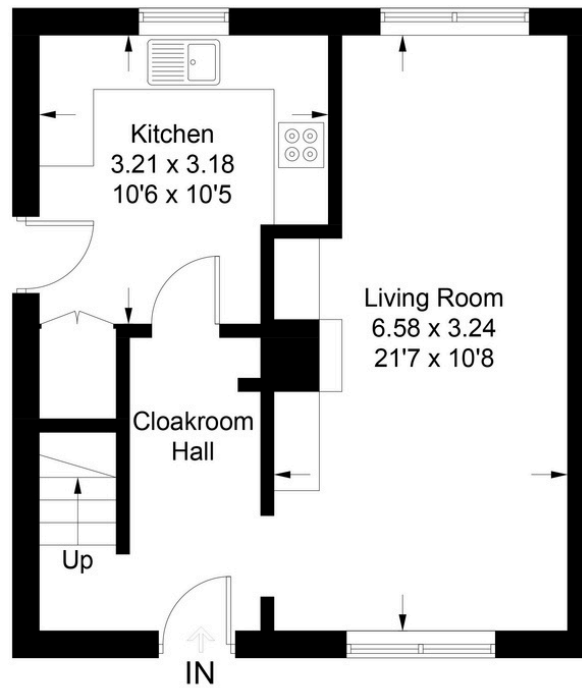


### ABOUT TAIT'S

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**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298148)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.