

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 John Younger Gardens St Boswells

TD6 0DD

Guide Price £265,000



Situated within a sought-after modern development in the conservation village of St Boswells, 10 John Younger Gardens is a beautifully presented semi-detached home, set within a peaceful cul-de-sac. The property is located just a short walk to the village's excellent amenities, including independent shops, cafés, a small supermarket, health centre, primary school and strong transport links across the Borders. The surrounding countryside and nearby River Tweed also provide excellent opportunities for outdoor pursuits. Internally, the property features a bright and spacious lounge, modern dining kitchen, master bedroom with en-suite, two further bedrooms, family bathroom and downstairs WC. Outside, there are attractive areas of garden to the front, side & rear and monoblock driveway provides convenient private parking. Early viewing of this lovely property is strongly recommended to avoid disappointment.



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Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Shed
Drive



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

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
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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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10 John Younger Gardens, St. Boswells

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301397)

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.