

**Melrose**

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## 5 Whitelee Cottages

Newtown St Boswells, TD6 0SH

**Offers Over £285,000**



Beautifully presented and full of character, this charming countryside cottage sits just outside Newtown St Boswells in a wonderfully peaceful yet easily accessible location. It offers an inviting blend of comfort, versatility and rural tranquility. The spacious lounge forms the heart of the home, featuring a wood burning stove that creates a cosy focal point and enhances the cottage's natural warmth. A versatile downstairs bedroom or study, complete with its own ensuite, provides excellent flexibility - ideal for guests, home working, or those seeking ground floor living options. The well equipped kitchen includes a central island, space for casual dining, and a door leading directly out to the rear garden, making it a practical and sociable space for everyday life. Upstairs, the generous main bedroom enjoys windows to both the front and rear, filling the room with natural light throughout the day. A contemporary shower room completes the upper floor. The gardens are a standout feature, extending to the rear and offering multiple seating areas perfectly positioned to enjoy the countryside outlooks. A large detached garden room provides superb additional space - ideal as a studio, home office, hobby room or peaceful retreat. Additionally, there is a convenient garage nearby the property and parking immediately outside.



# 5 Whitelee Cottages

Newtown St Boswells, TD6 0SH

**Offers Over £285,000**

Ground Floor  
Entrance Hall  
Lounge with wood burning stove  
Bedroom/Study with En-Suite  
Kitchen

First Floor:  
Large Double Bedroom  
Shower Room

Generous rear garden  
Large detached garden room  
Garage  
Parking



### 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 water and electricity. Private drainage. Electric heating. Double glazing.

### EPC Rating

F

### Council Tax Band

C

### 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

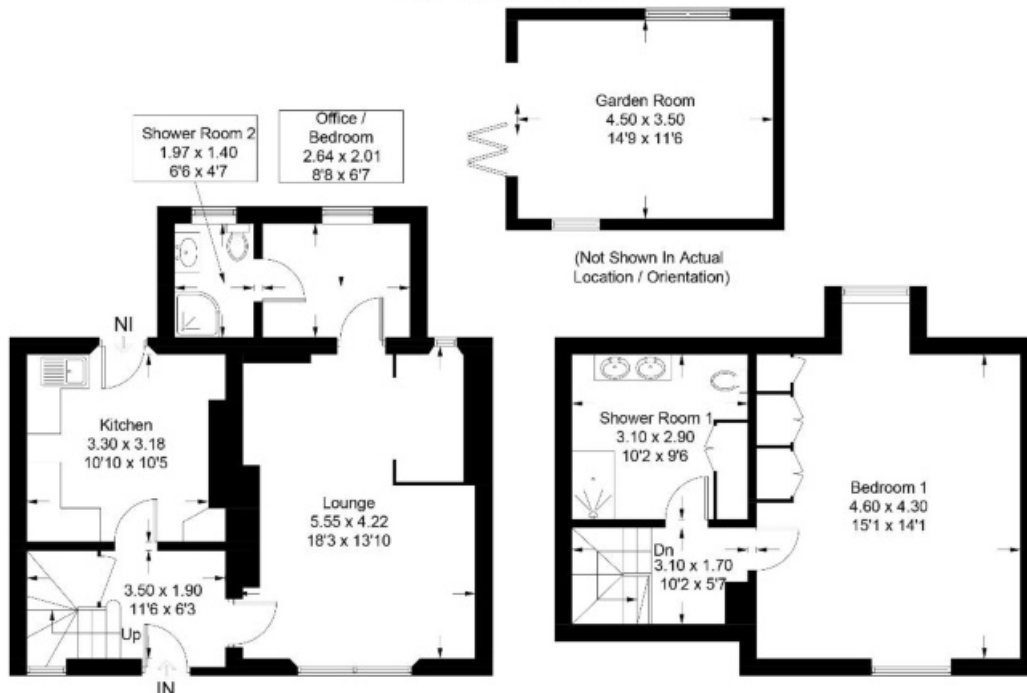
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**5 Whitelee Cottages, Newtown Street Boswells, TD6 0SH**

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft  
Garden Room = 15.7 sq m / 169 sq ft  
Total = 104.7 sq m / 1127 sq ft



Full members of:

