

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



20 Glenburn Avenue, Newtown St Boswells

TD6 0QW

Offers Over £170,000



A well proportioned three bedroom semi detached home set within a quiet residential cul-de-sac in the ever popular town of Newtown St Boswells. Offering an easily maintained layout and presented in good order throughout, it's an ideal choice for those seeking a comfortable family home with the opportunity to add their own personal touch over time. The property also benefits from newly fitted solar panels, providing an energy efficient addition to the home. The accommodation flows well, providing the space and flexibility suited to modern family living. Gardens sit to both the front and rear, with the rear fully enclosed to create a secure, child and pet friendly environment. A private drive to the side offers convenient off street parking, while a useful residents' car park within the cul-de-sac ensures ample space for visitors. A great option for buyers looking for a well located, low maintenance home in a peaceful setting, with scope to make it their own.



20 Glenburn Avenue, Newtown St Boswells

TD6 0QW

Offers Over £170,000

Ground Floor:
Entrance Hall
Lounge
Kitchen
Bathroom

First Floor:
Three Double Bedrooms

Good sized 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

C

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



20 Glenburn Avenue, Newtown St Boswells, TD6 0QW

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

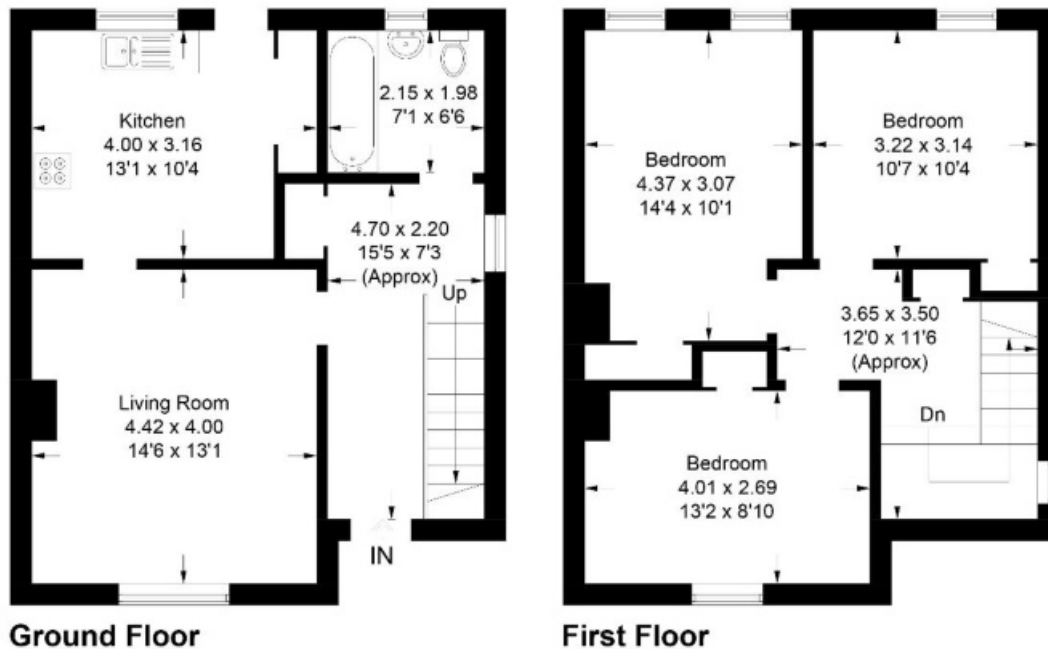


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312564)

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.