

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



75 Sprouston Road

Newtown St Boswells, TD6 0QZ

Guide Price £195,000



A smart, inviting semi detached home in the heart of Newtown St Boswells, set within a popular residential area just a short stroll from the village primary school and comfortably close to everyday amenities. The property offers well presented, well maintained accommodation throughout - genuinely ready to move into - with a spacious, easy flowing layout that works beautifully for modern family life. A generous dining kitchen forms the natural hub of the home, providing excellent space for cooking, gathering and entertaining. The remaining accommodation is bright and welcoming, with good proportions that enhance the overall sense of comfort. Outside, the enclosed rear garden offers a safe and private space for children to play or for relaxing outdoors, while the private drive ensures ample off street parking - a real advantage in this sought after location. An ideal family home combining convenience, space and a well cared for finish.



75 Sprouston Road

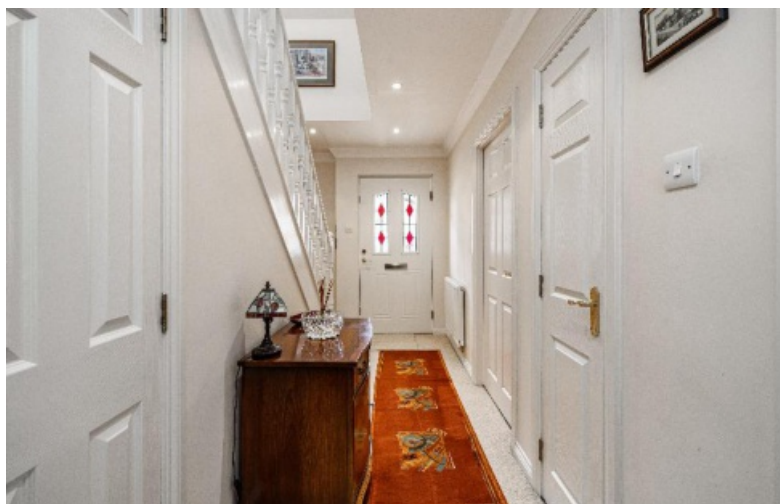
Newtown St Boswells, TD6 0QZ

Guide Price £195,000

Ground Floor
Entrance Hall
Lounge with patio doors to the rear
Dining Kitchen
Double Bedroom
Bathroom

First Floor:
Two Bedrooms

Enclosed Rear Garden
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 water and electricity. Gas central heating. Double glazing.

EPC Rating

C

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

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



75 Sprouston Road, Newtown St. Boswells, TD6 0QZ

Approximate Gross Internal Area = 96.13 sq m / 1035 sq ft

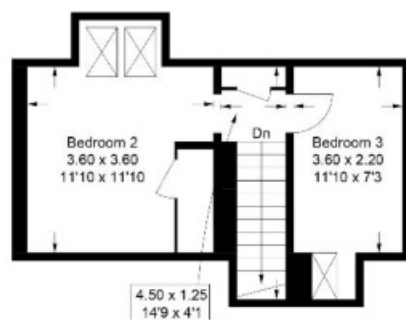
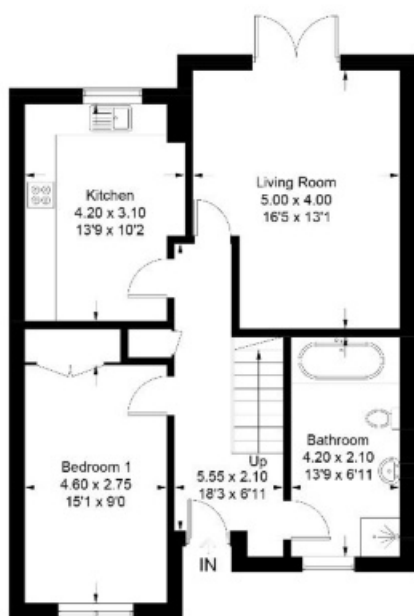


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D13Z1669)

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.