

Melrose
Call 01896 822796

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Former Langlands Mill, Units 1 and 3,
Langlands Place, Newtown St Boswells, TD6 0SF

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KEY FEATURES

Refined open-plan living space with a contemporary kitchen, generous dining area and elegant lounge, all opening onto the private rear garden

Well-appointed utility room providing discreet storage and everyday practicality

Three spacious first-floor bedrooms offering flexibility for guests, family or a sophisticated home office

A beautifully finished family bathroom with modern fittings and a calming, premium aesthetic

Luxurious top-floor principal suite with balcony doors leading to a private terrace, creating an elevated retreat

Substantial private double garage offering secure parking and excellent storage

Landscaped rear garden enclosed by timber fencing, providing a private outdoor space ideal for relaxation and entertaining





Description

At Langlands Mill, history and modern living meet in perfect harmony. These newly completed homes at Plots 1 and 3 combine the timeless charm of the original stone mill façade with sleek, contemporary interiors designed for everyday comfort and style.

Step inside and you're greeted by light-filled spaces and a sense of calm sophistication. The open-plan kitchen, dining and living area forms the heart of the home - a beautifully balanced space for family life, relaxed entertaining or quiet evenings in. French doors open onto a private garden, seamlessly connecting indoor and outdoor living, while a separate utility room keeps everything practical and organised.

Upstairs, three generous bedrooms and a modern bathroom offer flexibility for guests, family or home working. The top floor is a true retreat - a spacious principal suite with balcony doors opening onto a private terrace, perfect for morning coffee or sunset views over the surrounding greenery.

Outside, each home enjoys its own double garage and a neatly landscaped garden enclosed by timber fencing, creating a private haven within this thoughtfully designed development. The restored stone frontage and slate roof pay homage to the building's heritage, while energy-efficient materials and contemporary finishes ensure a home built for the future.

With show-home and staged imagery capturing the warmth and elegance of these interiors, Plot 1 Langlands Mill is ready to move into, with Plot 3 coming soon - offering a rare opportunity to enjoy modern living in a setting rich with character and charm.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

EPC

B - 86

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Melrose on 01896 822796.

Location

Newtown St Boswells offers an exceptional blend of tranquillity and refinement, set within some of the most picturesque countryside in the Scottish Borders. This charming village enjoys a peaceful riverside setting, beautifully maintained green spaces and a warm, established community. Moments from Melrose and St Boswells, and with effortless access to Tweedbank rail links into Edinburgh, it provides a rare balance of rural calm and modern convenience - an idyllic location for those seeking a more elevated pace of life.

Planning reference

This exclusive development was granted full planning permission under reference 22/00877/FUL, approving the sensitive conversion and redevelopment of Langlands Mill to create three contemporary dwellinghouses with private garages. The works were carried out in accordance with the approved plans, retaining key elements of the original stone frontage while introducing high-quality modern construction and finishes throughout.

Services

Mains electricity, water and drainage. The properties are served by an Air Source Heat Pump whilst also benefiting from underfloor heating.

Availability & Pricing

Plot 1 Former Langlands Mill: Show Home as photographed - Available OIRO £345,000

Plot 2 Former Langlands Mill: SOLD

Plot 3 Former Langlands Mill: Coming Soon - OIRO £360,000



Interested in this property?
Melrose
Call 01896 822796

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