

Melrose

Call 01896 822796



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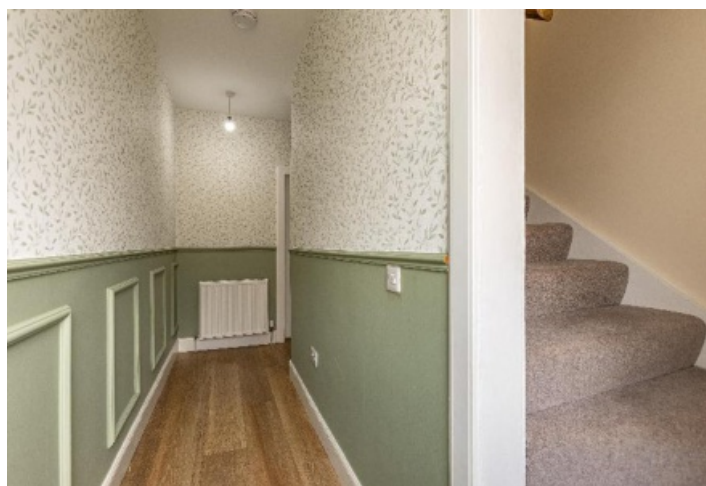
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4 Ashley Cottages

Newtown St Boswells, TD6 0PE

Guide Price £120,000



A smartly presented first and upper floor maisonette set within a quiet, well regarded pocket of Newtown St Boswells, offering an appealing blend of space, comfort and easy maintenance. Accessed via external steps to the rear, it opens into well proportioned accommodation that works beautifully as a starter home or low maintenance base. The lovely open plan lounge/kitchen forms the heart of the property - bright, welcoming and designed to maximise both living and social space. Both bedrooms are generous doubles, with the top floor bedroom enjoying excellent proportions and a spacious shower room positioned directly opposite. Well presented throughout and ready to move into, the home is complemented externally by a good sized communal garden/drying area to the rear, offering practical outdoor space without the upkeep. A great opportunity in a popular village setting.



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Accommodation
Entrance Hall
Open Plan Lounge/Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Shared drying green



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

A

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

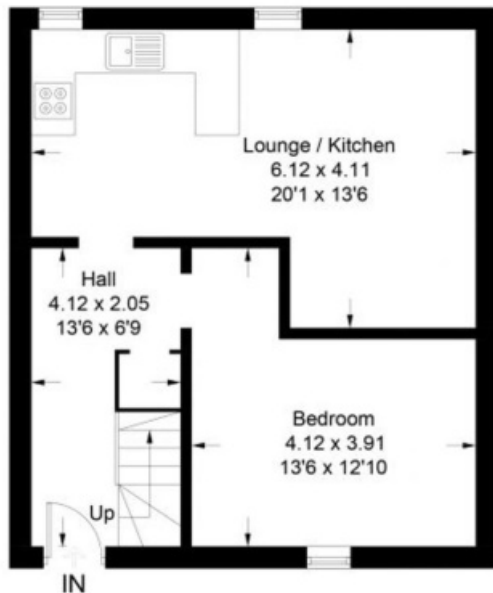
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Tranent,	Tel 01875 611211



4 Ashley Cottages, Tweedside Road, Newtown St Boswells

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk sketch.com © (101080986)

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.