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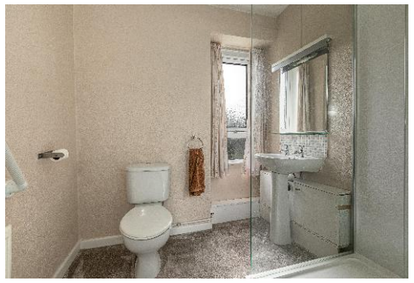
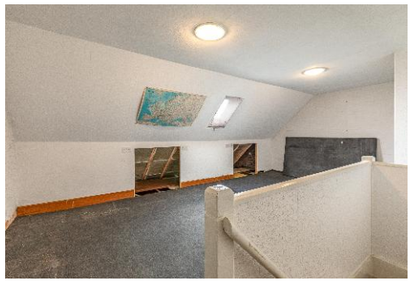
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23 Sprouston Cottages, Newtown St Boswells

Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft

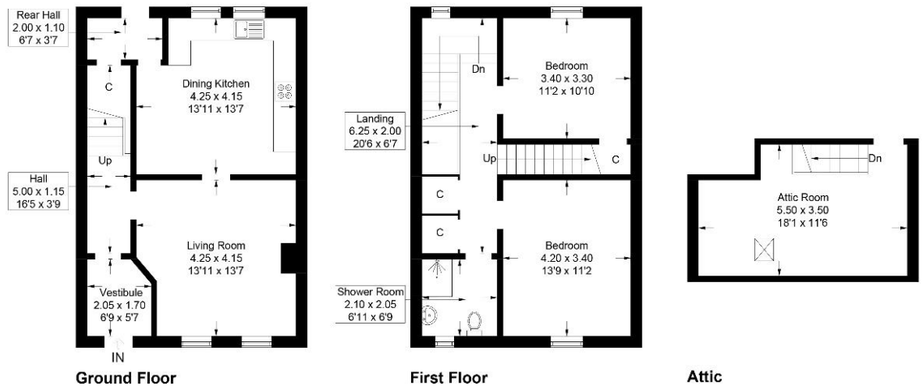


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335601)

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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.

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23 Sprouston Cottages, Newtown St Boswells

TD6 0QZ

Guide Price £155,000



23 Sprouston Cottages is a charming mid-terraced sandstone cottage, situated within a popular residential area of Newtown St Boswells which is within easy walking distance of the excellent range of amenities available in the village. The property is presented in neat and tidy order throughout and offers well-proportioned and deceptively spacious accommodation which comprises: Vestibule, hall, lounge, dining kitchen, rear hall, two double bedrooms, shower room and a useful attic room, which offers potential to be converted to provide additional accommodation, subject to any necessary consents. The property offers scope for the new owner to put their own stamp on it and further benefits include gas central heating, double glazing, gardens to the front and rear, greenhouse, timber garage and off-street parking.



23 Sprouston Cottages, Newtown St Boswells

TD6 0QZ

Guide Price £155,000

Vestibule
Hall
Lounge
Dining Kitchen
Rear Hall
Two Double Bedrooms
Shower Room
Attic Room

Gas Central Heating
Double Glazing

Garden to Front & Rear
Greenhouse
Timber Garage
Off Street 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 Border 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC
D

Council Tax Band
B

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

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