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9 Railway Court, Newtown St Boswells

TD6 0PW

Guide Price £170,000



Occupying an excellent position in the heart of Newtown St Boswells, 9 Railway Court is a three-bedroom end-terraced home offering well-proportioned accommodation, ideally suited to first-time buyers, young families or those seeking the opportunity to create a home to their own taste. The accommodation comprises a lounge, dining kitchen, downstairs WC, two double bedrooms, a single bedroom and bathroom. Freshly decorated throughout, the property provides a neutral backdrop and a blank canvas for prospective purchasers to add their own personal touches. Externally, there is a low-maintenance courtyard garden to the rear and a driveway to the side providing off-street parking. Conveniently situated within easy walking distance of the village's excellent range of amenities, including shops, primary school and transport links, this property offers an appealing opportunity in a popular village location. Viewing is highly recommended.



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Hall & Stairs
Lounge
Dining Kitchen
Downstairs WC
Two Double Bedrooms
Single Bedroom
Bathroom

Gas Central Heating
Double Glazing

Garden
Drive





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
C

Council Tax Band
C

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.









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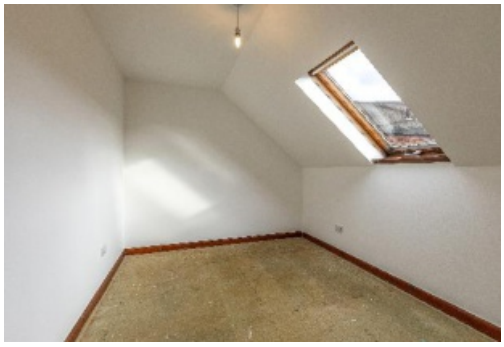
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Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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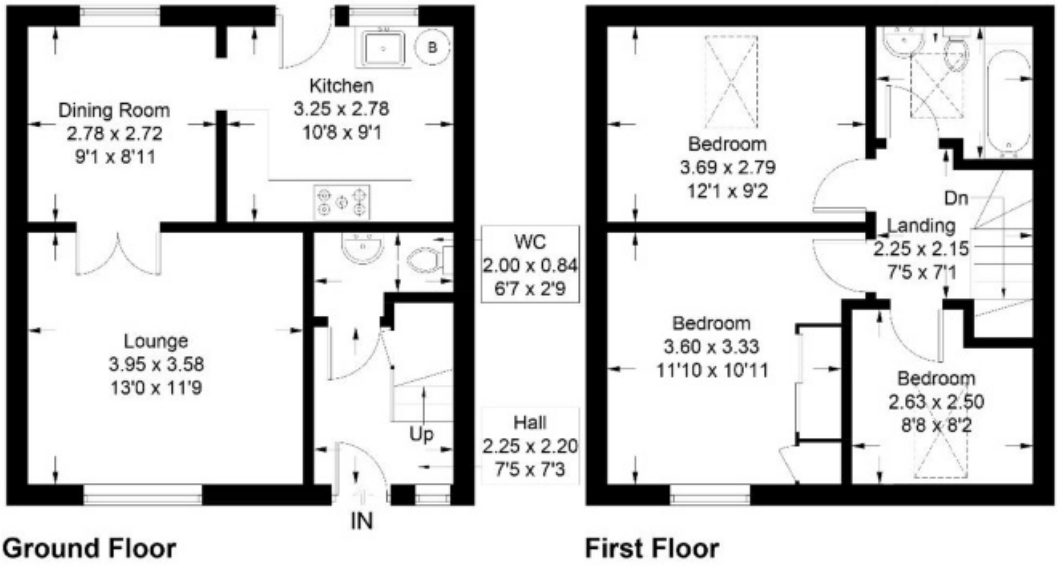







9 Railway Court, Newtown St Boswells

Approximate Gross Internal Area
80.2 sq m / 863 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1347023)

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