



1 Sprouston Road, Newtown St Boswells, TD6 0QY

Guide price £145,000





1 Sprouston Road, Newtown St Boswells, TD6 0QY

- End Terrace House
- Free-Flowing Lounge / Dining Room
- Sought-After Location
- Ideal First Time Buy
- Schooling Nearby
- Two Bedrooms
- Large Garden
- Gas Central Heating
- Downsizing Opportunity

We are delighted to offer a well-presented two bedroom end-terrace house located in a popular residential location within Newtown St Boswells. The property offers bright, well-proportioned accommodation and benefits from gas central heating, double glazing, modern bathroom and attractive gardens.

Newtown St Boswells lies just off the A68 in between the popular towns of Melrose and St Boswells. The town itself has a good range of local facilities including Coop Supermarket, local Primary School and a boutique Garden Centre with restaurant. The town is also home to the Scottish Borders Council Head Quarters and the Borders College Agricultural Campus.

- ENTRANCE HALL - LOUNGE / DINING ROOM - KITCHEN - REAR HALL - LARDER STORE
- BATHROOM - 2 DOUBLE BEDROOMS - STORE ROOM -



Internally

The property benefits from free-flowing bright accommodation over two levels. To the ground floor, the entrance hall leads through to the lounge / dining room, which in-turn leads through to the kitchen. To the back of the kitchen there is a rear hallway providing access to the garden and a larder store that houses the washing machine. The modern bathroom is also on the ground floor. A staircase leads to the upper landing which gives access to two double bedrooms and the store room.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven and 4-burner gas hob with extractor hood. There is space for a freestanding washing machine. The fridge and tumble dryer are located in the rear pantry providing an excellent additional workspace.

Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, wash basin and bath with mixer shower and laminated splashbacks. A large window allows for plentiful natural light.





Externally

There are private gardens to the front and rear of the property. The front garden is largely laid to gravel bound by brick walling. The rear garden is largely laid to mixture of lawn and gravel surrounded by fencing and mature shrubs, ideal for relaxing and entertaining. There is a timber shed located at the bottom of the garden.

Ample unrestricted on-street parking is available to the front of the property.

Location

Newtown St Boswells is a delightful commuter town located just off the A68 Trunk Road between Melrose and St Boswells. This central location allows direct access to both Edinburgh (38 miles North) and Newcastle (67 miles South). The nearest railway station is located some 6 miles west in Tweedbank. Newtown St Boswells itself hosts a Coop supermarket, local Primary School, Garden Centre and Car Garage. More comprehensive amenities and facilities are readily available in Galashiels town centre some 8 miles West which is widely regarded as the main retail and commercial hub of the Scottish Borders. The Borders General Hospital is also located approximately 3 miles West.

Council Tax

Council Tax Band B.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. The timber shed will also be included within the sale.

Services

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

Viewings

Strictly By Appointment Only via the Selling Agent.

Home Report

A copy of the Home Report can be downloaded from our website .

Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.



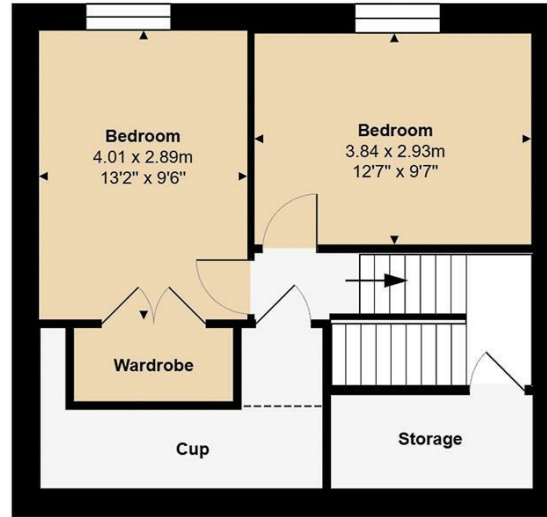


Floor Plans

Location Map



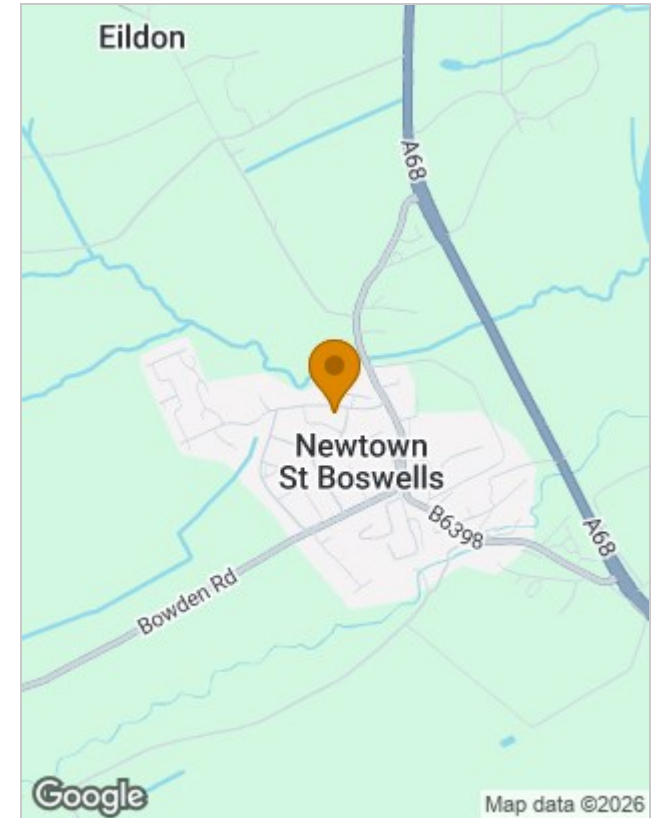
Approximate Gross Internal Floor Area: 85.9 m² ... 925 ft²



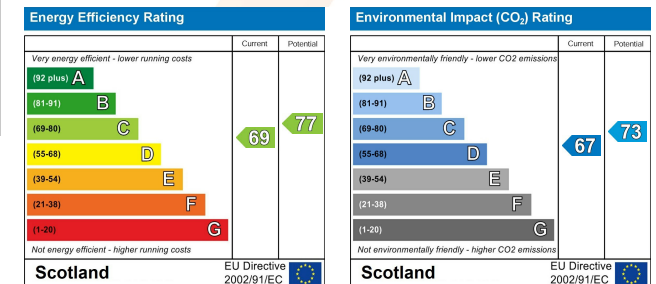
1st Floor
Approximate Area: 39.1 m² ... 421 ft²

Ground Floor
Approximate Area: 46.8 m² ... 503 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB