



8 Whitefield Crescent, Melrose, TD6 0PX

Offers in the region of £110,000





8 Whitefield Crescent Newtown St Boswells, TD6 0PX

- Mid-Terrace House
- Lounge / Dining Room
- Gas Central Heating
- Scope to Improve
- On-Street Parking
- Two Bedrooms
- Large Garden
- Double Glazing
- ideal Investment Opportunity
- Popular Residential Location

8 Whitefield Crescent is a spacious two-bedroom mid-terraced property located in the popular commuter town of Newtown St Boswells. Tucked away in a peaceful corner of the development, the property benefits from a south facing aspect and a good size back garden perfect for families and entertaining. Although the property is in need of a degree of modernisation and repair, it provides an ideal opportunity for a budding developer or first time buyer looking to put their own stamp on things.

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 HALLWAY - LOUNGE/DINING ROOM - KITCHEN - BATHROOM - HALL LANDING - 2 DOUBLE BEDROOMS - STORE ROOM -



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Internally

The property benefits from well-proportioned accommodation throughout providing a spacious feel. The lounge/dining room is an excellent family space with large window to the front and French doors to the rear allowing for an abundance of natural daylight and access to the gardens. The dining area follows through to the kitchen, which in turn provides access to the rear garden. The bathroom completes the ground floor accommodation. On the first floor there are two double Bedrooms and a Store Room which houses the gas fired boiler.

Kitchen

The Kitchen is fitted with a good range of wall and base units overlaid with laminated stone-effect worktops and a stainless steel sink. Integrated appliances include an electric oven, 4-ring ceramic hob and extractor hood. The cupboard off the kitchen is an ideal utility area providing plumbing for a freestanding washing machine. A door from the kitchen leads out to the rear garden.

Bathroom

The Bathroom is fitted with a 3-piece suite including; WC, vanity style wash hand basin and bath with mixer shower over. Great tiling completes the look.



Externally

There are private garden grounds to the front and rear generally bound by timber fencing and hedging. The rear garden is largely laid to lawn with a gravelled area adjacent to the back doors. There is a shed for storage. There is adequate car parking available close-by within the communal car park located close to the front of the property. There is also ample unrestricted on-street parking nearby.

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

Directions

For those with Satellite Navigation the Post Code is TD6 0PX. When entering Whitefield Crescent the property is situated immediately on the right hand side down a pedestrian footpath.

Council Tax Band

Council Tax Band B.

Services

Mains water, gas, electricity and drainage are all connected. Double Glazing and Gas Central Heating.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Offers

All offers should be submitted in writing in standard Scottish Format. All interested parties are also advised to lodge a Formal Note of Interest via their solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

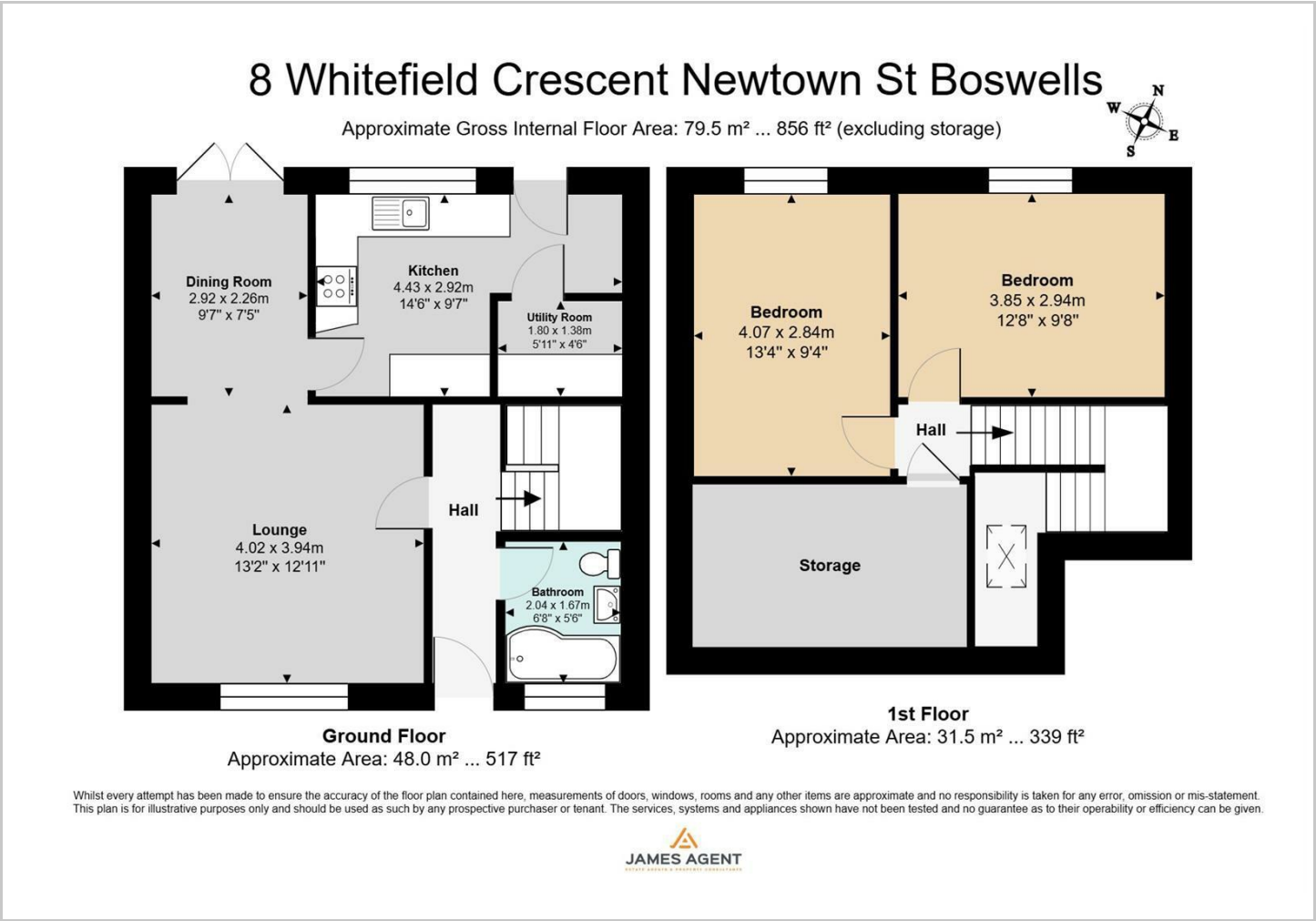
Viewings

Viewings are strictly by appointment via the selling agent James Agent.





Floor Plans



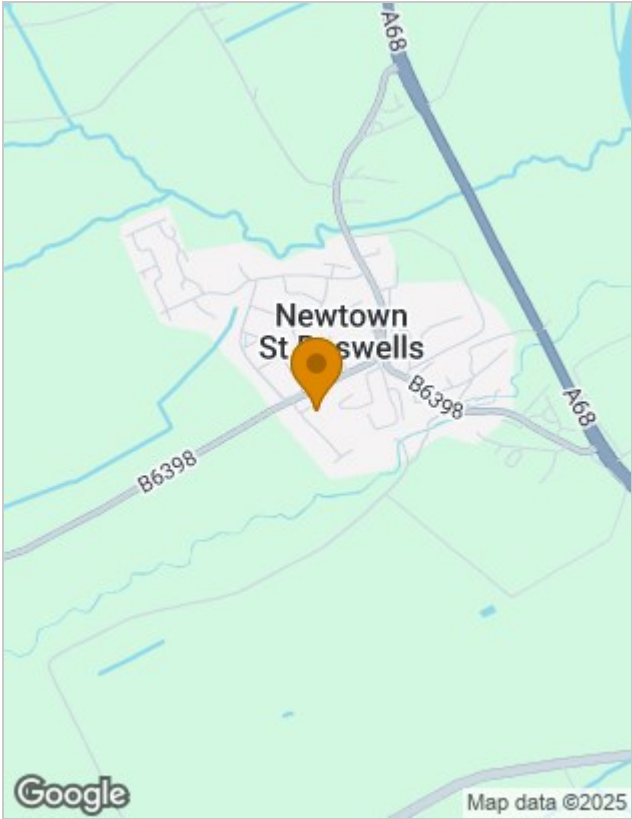
Viewing

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

Location Map



Energy Performance Graph

