



9 Sergeants Park, Newtown St Boswells, TD6 0QG

Guide price £140,000





## 9 Sergeants Park Newtown St Boswells, TD6 0QG

- Semi-Detached House
- Conservatory
- Ideal First-Time Buy
- Downsizing Opportunity
- Ideal Commuter Location
- Two Bedrooms
- Driveway Parking
- Close to Local Schooling
- Easily Maintained Gardens
- Melrose Close-by

Situated in a popular residential area close to local schooling and transport links, 9 Sergeants Park offers an excellent opportunity for a first-time buyer or downsizer. This well-presented two-bedroom semi-detached home benefits from gas central heating, a conservatory, private driveway, and easily maintained gardens to the front and rear. The property features a spacious sitting room, modern kitchen, bright conservatory overlooking the garden, and two well-proportioned bedrooms. Located in a quiet cul-de-sac within easy reach of amenities, this attractive home combines comfort, convenience, and practicality in a sought-after village setting.

### ACCOMMODATION

- HALLWAY - LOUNGE - DINING ROOM - KITCHEN - HALL LANDING - TWO BEDROOMS - SHOWER ROOM -



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### Internally

Entered via a welcoming hallway with storage, the ground floor comprises a spacious sitting room with a front-facing window allowing plenty of natural light. An archway leads through to the dining area, which opens into a bright conservatory, providing a lovely outlook over the rear garden and an ideal space for relaxation or entertaining. The kitchen is accessed from the dining area, fitted with an excellent range of modern units and worktops, with integrated cooking appliances and space for white goods.

Upstairs, the property offers two comfortable double bedrooms, both featuring built-in wardrobes. A well-appointed shower room with contemporary fittings completes the accommodation. The layout is practical and well-designed, making the most of the available space and offering a bright, welcoming atmosphere throughout.

### Kitchen

The kitchen is fitted with classic cream shaker-style units, complemented by wood-effect worktops and tiled flooring. A feature check-pattern tiled splashback adds warmth and character, while modern appliances include a freestanding oven and integrated washing machine. A large window above the sink provides excellent natural light and garden views, creating a pleasant and functional cooking environment.



### Shower Room

The shower room features a modern curved-glass shower enclosure with an electric shower, WC, and wash basin. Finished in neutral tones with mosaic-style effect flooring and a chrome heated towel rail, it offers a clean, contemporary look with practicality and ease of maintenance.

### Externally

Externally, the property enjoys private, low-maintenance gardens. The front garden features a small lawn and a generous driveway providing off-street parking. The enclosed rear garden offers a mix of paved patio space ideal for outdoor seating, bordered by well-kept shrubs and mature hedging for privacy, making this a perfect outdoor space for relaxation with minimal upkeep.

### 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

### Fixtures & Fittings

Fitted flooring, blinds and any integrated appliances are to be included within the sale. Freestanding appliances may be available by separate negotiation.

### Services

Mains water, gas, electricity and drainage.

### Council Tax

Council Tax Band C.

### Viewings

Viewings are strictly by appointment through James Agent.

### Home Report

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

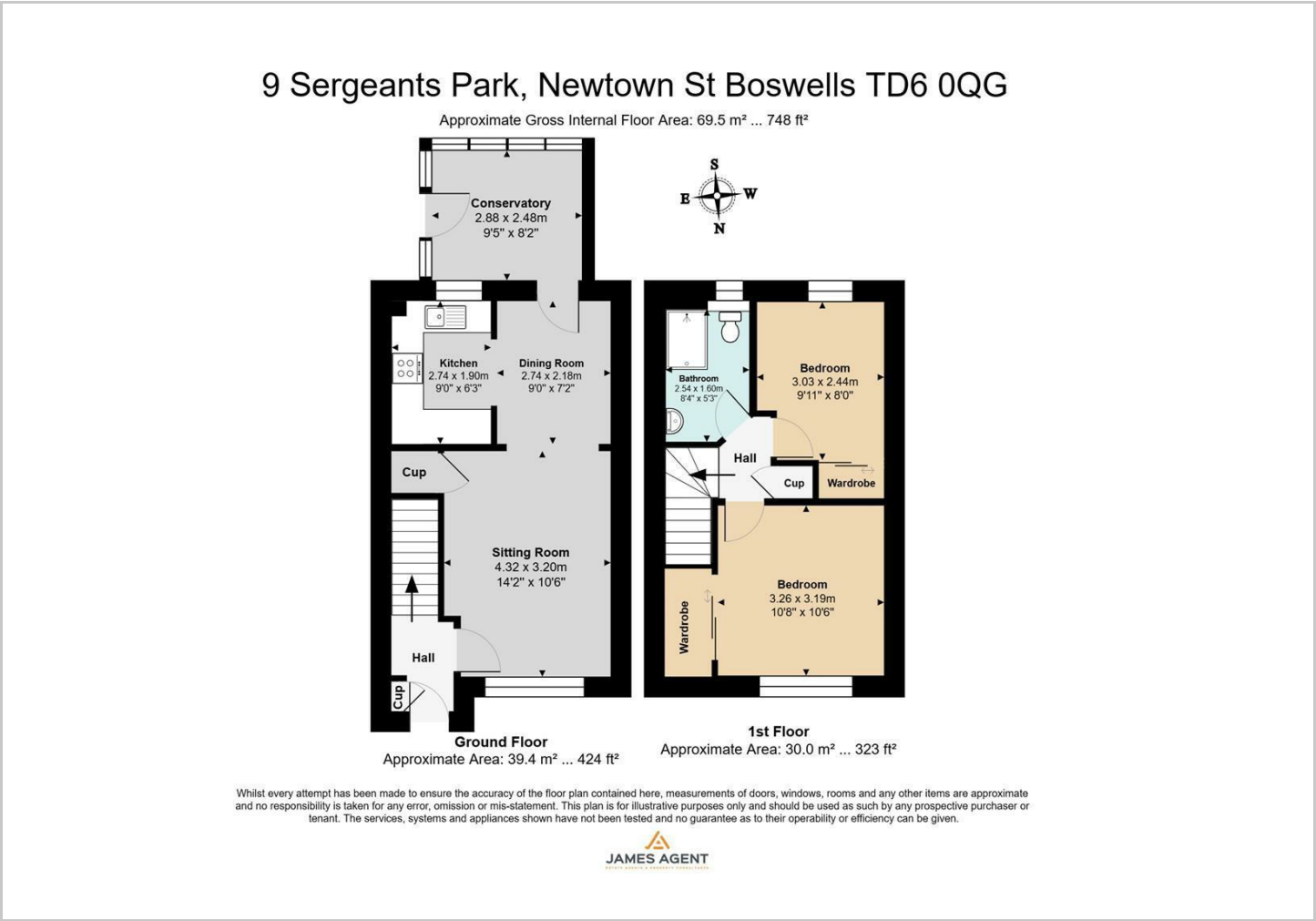
### Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are 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 at anytime.





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

