



21 Sergeants Park, Newtown St Boswells, TD6 0QG

Guide price £140,000





# 21 Sergeants Park Newtown St Boswells, TD6 0QG

- Semi-Detached House
- Modern Dining Kitchen
- Driveway & Detached Garage
- Ideal First Time Buy
- Ideal Commuter Location
- Two Bedrooms
- Modern Bathroom Fittings
- Private Gardens
- Schooling Close-by
- Walking Distance to Transport & Amenities

21 Sergeants Park is a delightful 2 bedroom semi-detached house located in a popular residential location within Newtown St Boswells. The property boasts well-proportioned accommodation over two levels, private gardens, driveway and detached garage. The property further benefits from modern fixtures and fittings providing an ideal opportunity for either a first-time buyer or downsizer.

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 - KITCHEN / DINING ROOM - HALL LANDING - 2 BEDROOMS - BATHROOM -



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## Internally

The property benefits from free-flowing bright and spacious accommodation over two levels. To the ground floor, the entrance hall leads through to the lounge, which in turn leads to the dining kitchen. A door from the dining area allows direct access to the rear garden. To the first floor, the hall landing gives access to the two good sized bedrooms and the well-appointed bathroom.

## Kitchen

The modern kitchen is fitted with a good range sleek wall and base units overlaid with stone-effect worktops incorporating a composite sink unit with mixer tap. There are freestanding appliance spaces for a cooker, washing machine and tall fridge freezer.

## Bathroom

The well-appointed bathroom is fitted with a modern 3-piece suite including WC, vanity basin and panelled bath with mixer shower & glass shower screen surrounded by modern grey splashbacks. .



### Externally

The front of the property benefits from private gardens to the front and rear. To the front of the property, there is a driveway big enough for 2 cars and provides access to the garage. To the rear, there is a very private enclosed garden largely laid to lawn and patio, ideal for entertaining and relaxation.

### 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.

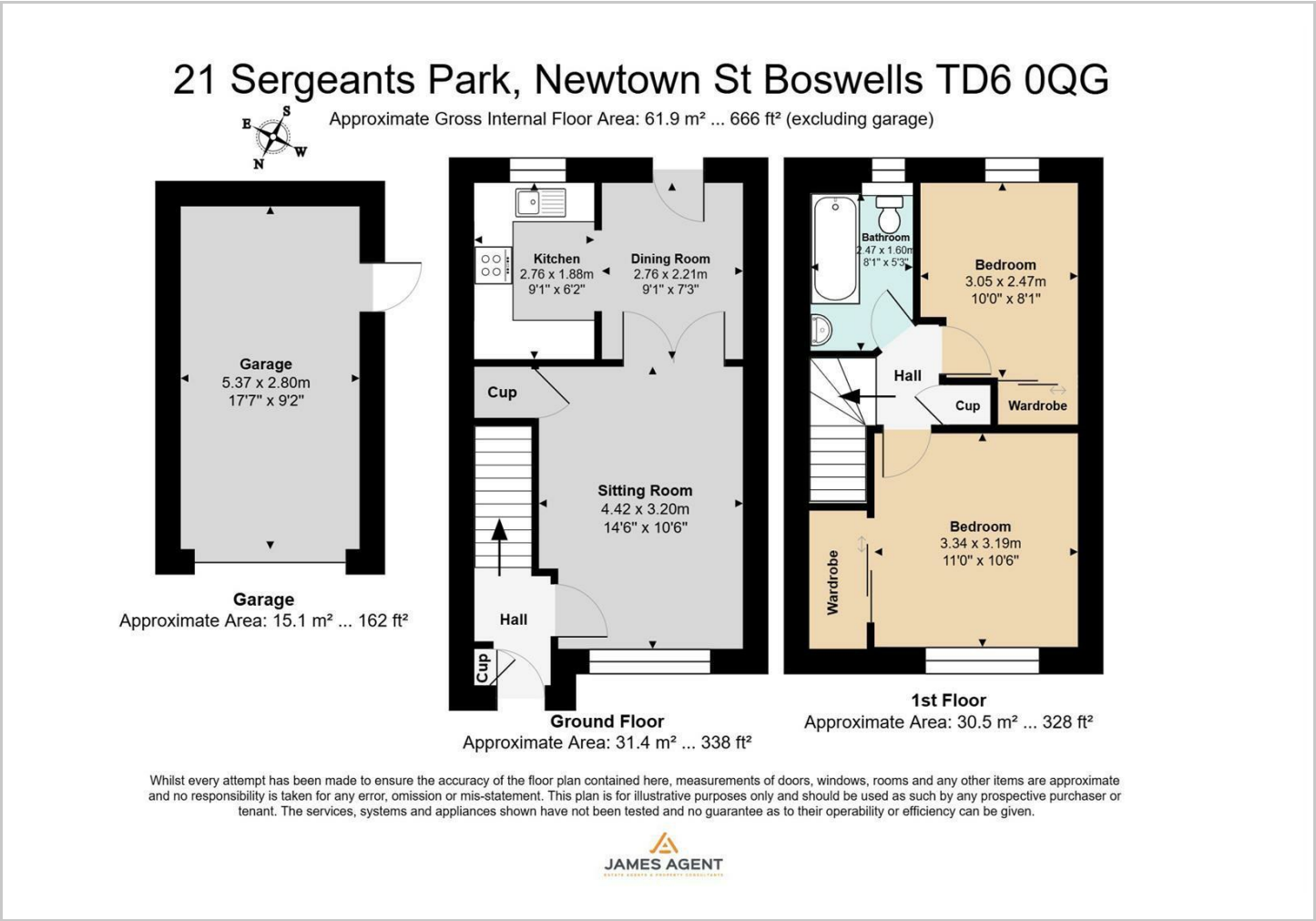
### Offers

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

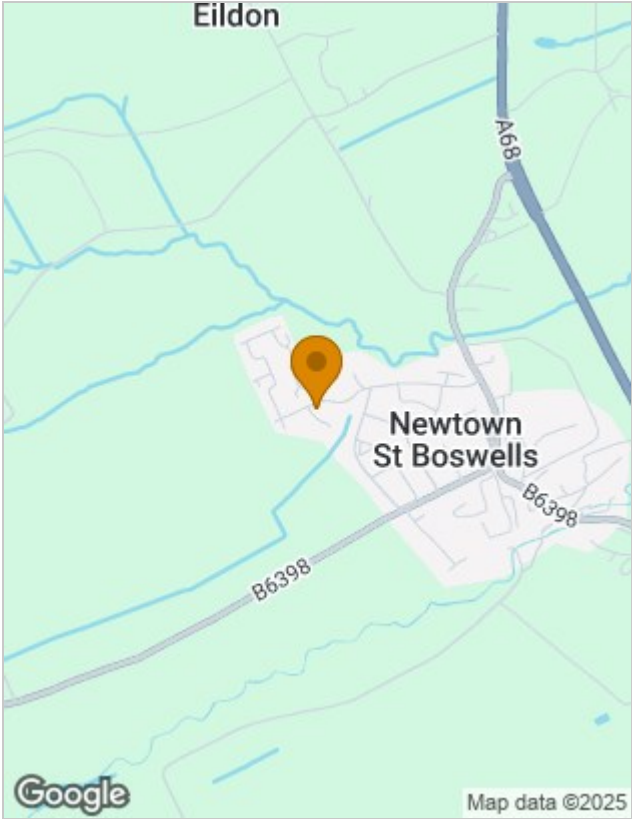


Viewing

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.

Location Map



Energy Performance Graph

