



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



51 Glenburn Avenue, Newtown St Boswells, TD6 0QL

Guide price £180,000





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# 51 Glenburn Avenue Newtown St Boswells, TD6 0QL

- End of Terrace
- Enclosed Rear Garden
- Sought-After Location
- Ideal First Time Buy
- 3 Bedrooms
- Free-Flowing Lounge / Dining Room
- Gas Central Heating
- Schooling Nearby

We are delighted to bring to market this immaculate three bedroom semi detached 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 large rear 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.

## ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN/DINING ROOM - THREE BEDROOMS - BATHROOM -



### Internally

Upon entering the property, you are welcomed into a bright and inviting hallway, providing access to the principal ground floor accommodation and staircase to the upper level.

To the front, the lounge offers a generously proportioned and comfortable living space, ideal for both relaxing and entertaining. Large windows allow for an abundance of natural light, creating a warm and welcoming atmosphere.

To the rear, the impressive kitchen/dining room spans the width of the property, forming the heart of the home. This well-designed space offers ample room for both cooking and dining, with a practical layout suited to modern family living. There is direct access to the rear garden, seamlessly connecting indoor and outdoor spaces.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from built-in storage, while the remaining two bedrooms are versatile and can be utilised as guest rooms, children's bedrooms, or a home office if required.

The accommodation is completed by a family bathroom, fitted with a three-piece suite and conveniently located to serve all bedrooms.

### Kitchen

The kitchen is thoughtfully designed and well-appointed, offering a comprehensive range of both wall and base units that provide ample storage while maintaining a clean and cohesive look. These are complemented by durable laminated worktops, delivering both practicality and style for everyday use.

At the heart of the space is a ceramic sink paired with sleek stainless steel mixer taps, combining functionality with a modern finish. The kitchen is equipped with a selection of integrated appliances, including a gas burner hob, a double electric oven ideal for family cooking or entertaining, and a dishwasher for added convenience. There is also dedicated undercounter space and plumbing in place for a washing machine, ensuring the kitchen remains highly functional.

Further enhancing the layout is a breakfast bar, which not only increases the available worktop space but also provides a versatile area for casual dining, morning coffee, or socialising while cooking. Overall, the kitchen offers a practical yet inviting environment, well-suited to both everyday living and entertaining.





#### **Bathroom**

The bathroom is fitted with a modern three-piece suite, comprising a WC, a vanity wash hand basin with useful storage beneath, and a bath with an overhead shower, offering both practicality and flexibility for everyday use. The space is designed with functionality in mind while maintaining a clean and contemporary feel.

Tiled splashbacks complete the room, providing both a stylish finish and easy maintenance, while helping to protect the walls in key areas. Overall, the bathroom presents as a well-kept and functional space, ideal for both relaxing baths and convenient day-to-day routines.

#### **Externally**

The rear garden is a fully enclosed and well-maintained outdoor space, offering a great balance of practicality and relaxation. A generous paved patio area provides an ideal setting for outdoor dining, entertaining, or simply enjoying the warmer months, with ample room for garden furniture.

Steps lead up to a neatly kept lawn, bordered by timber fencing and mature greenery, creating a sense of privacy and a pleasant backdrop. A further raised patio area to the rear offers an additional seating spot, perfect for catching the sun or creating a more secluded retreat.

To the front of the property, there is a private driveway with space for two vehicles.

#### **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 integrated appliances are to be included within the sale.

#### **Services**

**Council Tax**  
Council Tax Band B.

#### **Viewings**

Viewings are strictly by appointment via James Agent.

#### **Home Report**

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

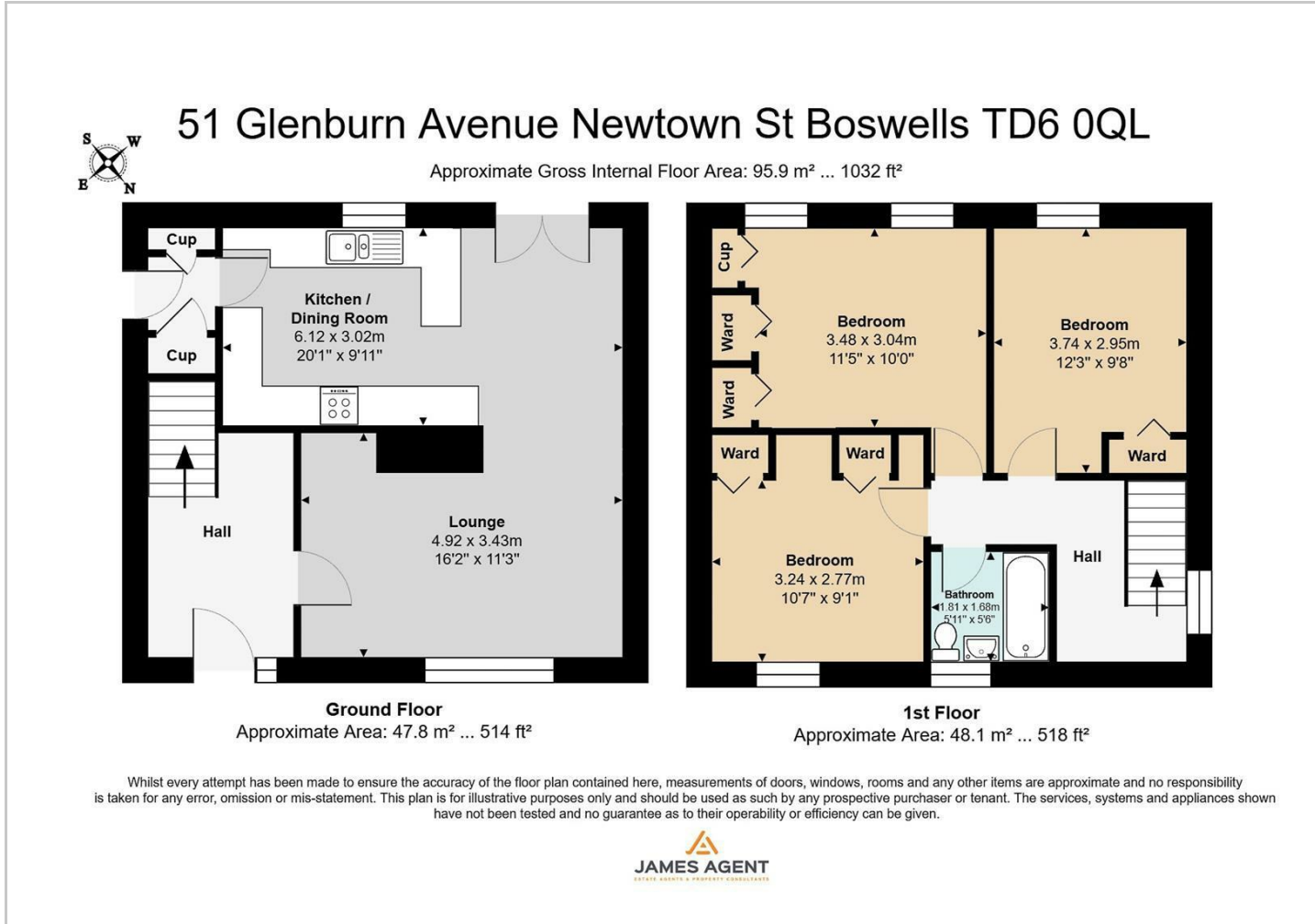
#### **Offers**

All offers should be submitted in writing in Scottish Standard Format. All interested 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 any offer at any time.





## 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

