



13 Sergeants Park, Melrose, TD6 0QG

Guide price £135,000





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

13 Sergeants Park is a delightful two-bedroom semi-detached house located in a popular residential location within Newtown St Boswells. The property boasts well-proportioned accommodation over two levels, easily maintained private gardens and a large driveway, 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.

ACCOMMODATION

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



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Internally

Entered via a multi-locking front door into a welcoming hallway with storage, the ground floor comprises a spacious sitting room with a front-facing window allowing plenty of natural light. The lounge flows through to the dining area, which opens out onto the rear patio, providing an ideal space for entertaining. The kitchen is accessed from the dining area, fitted with a good range of storage and worktop space, 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 bathroom 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 a good range of wall and base units complemented by stone-effect worktops and tile effect flooring. Integrated appliances include an electric oven and 4-ring ceramic hob with extractor. There is an undercounter space for a freestanding washing machine. A large window above the sink provides excellent natural light and garden views, creating a pleasant and functional cooking environment.



Bathroom

The bathroom features a 3-piece suite including WC, wash basin and bath with mixer shower and tiled splashbacks.

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 and lawn surrounded by fencing 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.

Services

Mains water, gas, electricity and drainage.

Council Tax

Council Tax Band C.

Viewings

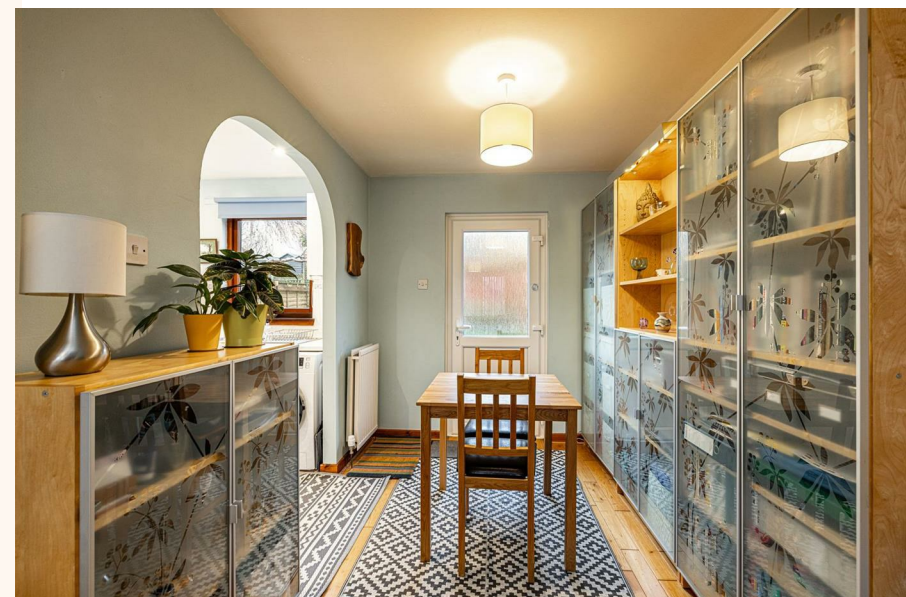
Viewings are strictly by appointment through James Agent.

Home Report

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

Offers

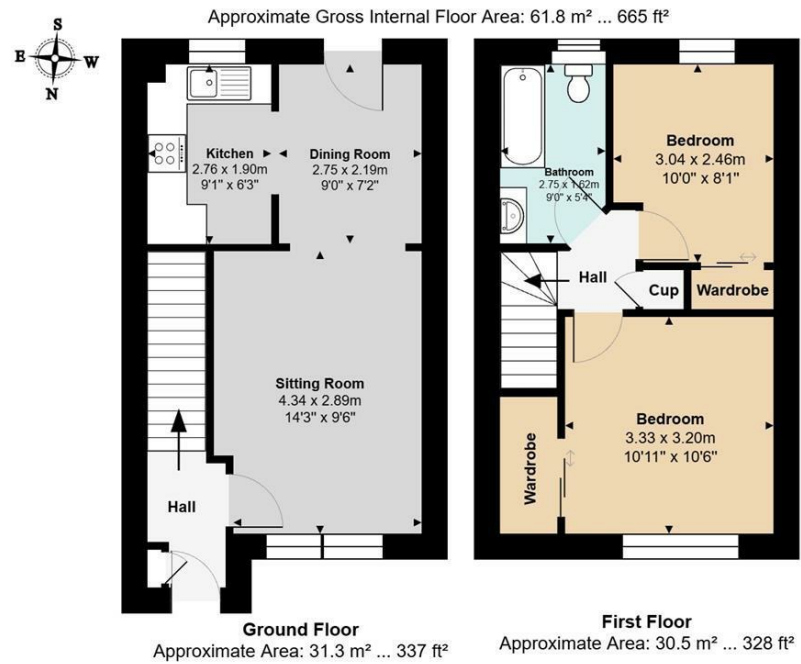
All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept at anytime.





Floor Plans

13 Sergeants Park Newtown St Boswells, TD6 0QG



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.

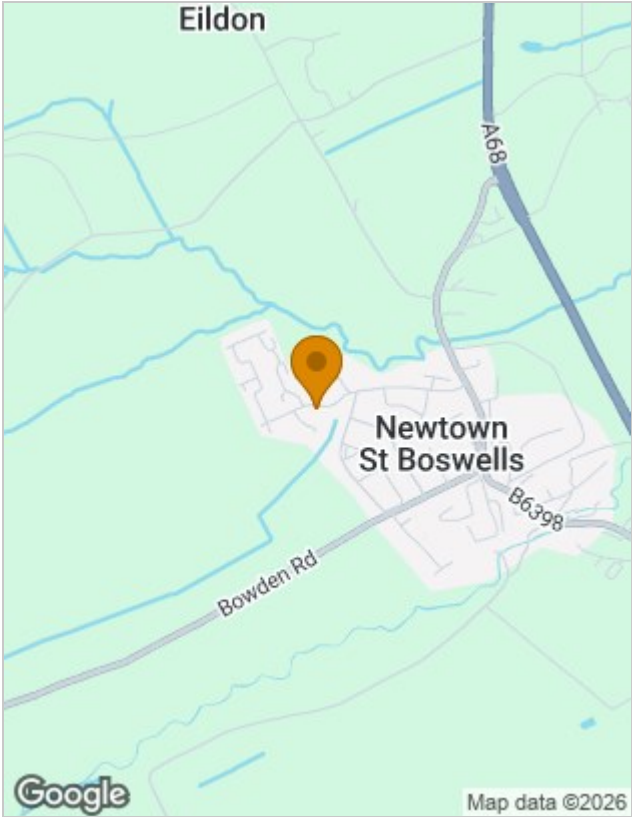


Viewing

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

