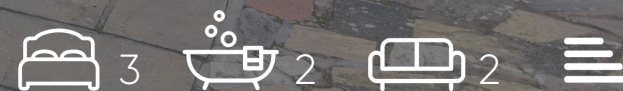




8 Eildon Terrace, Newtown St Boswells, TD6 0PY

Guide price £200,000





8 Eildon Terrace Newtown St Boswells, TD6 0PY

- 3 Bedroom Semi-detached House
- Driveway Parking
- Gas Central Heating and Double Glazing
- Excellent Local Schooling
- Ideal Family Home
- Easily Maintained Gardens
- Local Amenities Close By
- Popular Commuter Town

OFFER UNDER CONSIDERATION

Nestled in a quiet residential setting in the heart of Newtown St Boswells, this beautifully presented home offers a generous layout ideal for family living. Boasting a bright and airy interior with modern finishes, 8 Eildon Terrace provides a perfect blend of comfort, space, and practicality.

8 Eildon Terrace is located in a popular residential cul-de-sac just five-minutes walk to all local amenities and transport links within the centre of Newtown St Boswells.

ACCOMMODATION

- HALLWAY - LOUNGE - DINING ROOM - KITCHEN - BATHROOM - BEDROOM WITH SHOWER ROOM
- 2 BEDROOMS -



Guide price £200,000



Internally

A welcoming entrance hall leads into a bright and spacious lounge, perfect for relaxing or entertaining. The adjoining dining room provides a versatile space flowing naturally into the extended kitchen. The family bathroom completes the ground floor, adding convenience and functionality. Upstairs, there is a principal suite with shower room and two further bedrooms.

Kitchen

The kitchen is fitted with a good range of shaker style wall and base units and is overlaid with laminated worktops and incorporates a ceramic sink bowl with stainless steel mixer tap. Integrated appliances include gas hob, electric oven and stainless steel extractor fan with tiled splashbacks. There is also space at the end of the kitchen for a freestanding fridge freezer and under counter space for a washing machine.

Bathroom

The bathroom is fitted with a three piece suite and includes a WC, vanity wash hand basin, bath with overhead shower and tiled splashbacks.

The shower room is fitted also fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure with mixer tap and laminated splashbacks.



Externally

The easily maintained outdoor space comprises of a patio area and a raised area with mature shrubs and fruit trees. To the side, there is a spacious driveway with garage with space for multiple vehicles. At the front of the property, the garden is laid with gravel and benefits from a raised bedding area.

Fixture & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage.

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

Council Tax Band

Council Tax Band C.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish 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



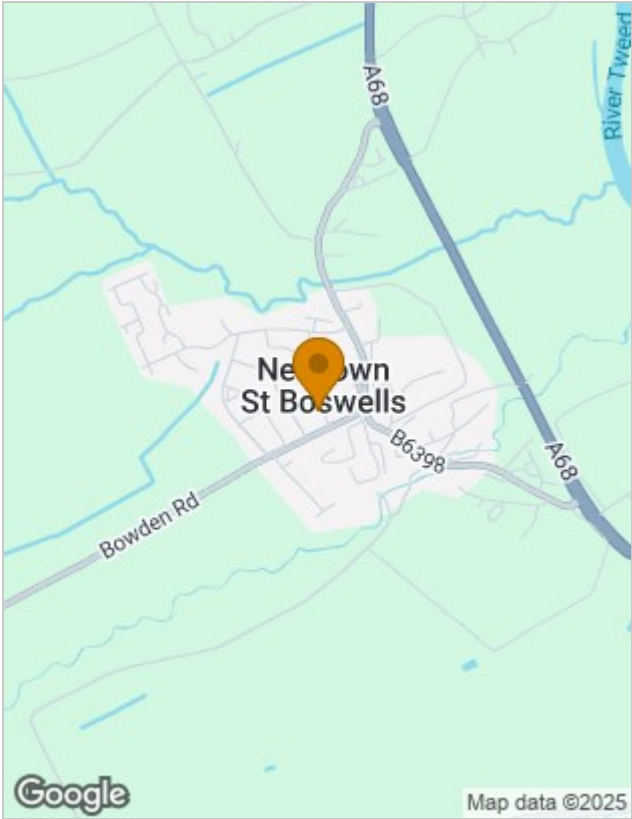
Viewing

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

