



16 Eildon Terrace, Newtown St Boswells, TD6 0PY

Guide price £95,000





16 Eildon Terrace

Newtown St Boswells, TD6 0PY

- Two Bedroom Ground Floor Apartment
- Close to Amenities
- Gas Central Heating
- Double Glazing
- Close to Transport Links
- Large Private Enclosed Garden
- Excellent Local Schooling
- Ideal First-Time buy
- Ideal Downsizing Opportunity
- Popular Commuter Town

We are delighted to bring to market this very well-presented two bedroom ground floor flat 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. The property provides a fantastic opportunity for a first-time buyer or downsizer. The property benefits modern decor, gas central heating and double glazing. Externally there is a very generous private garden perfect for relaxation and entertaining. Ample on-street parking is available nearby. Early Viewing is essential.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - 2 BEDROOMS- BATHROOM -



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Internally

The property is entered via multi-locking door into a spacious hallway proving plentiful storage. The generous young sis set to the rear of the property with a view over the garden grounds and ample space for a dining table & chairs. A door from the lounge leads through to the well-equipped kitchen. There are two bedrooms with the principal bedroom also having a peaceful outlook over the rear garden. The bathroom completes the accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink and mixer tap. There are freestanding appliance spaces for a cooker, washing machine and tall fridge freezer. The kitchen also houses the gas-fired boiler.

Bathroom

The bathroom is fitted with a three-piece suite including WC, Pedestal basin and bath with overhead mixer shower and tiled splashbacks.



Externally

The property benefits from a generous garden to the rear which is primarily laid to lawn and surrounded by timber fencing and mature trees. There is also an area of decking for entertaining and a shed for storage.

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

Fixture & Fittings

All fitted carpets, floor coverings and curtain poles are to be included within the sale. Freestanding appliances may be available by separate negotiation.

Council Tax

Council Tax Band A.

Home Report

A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Viewings

Viewings are strictly by appointment through James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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.

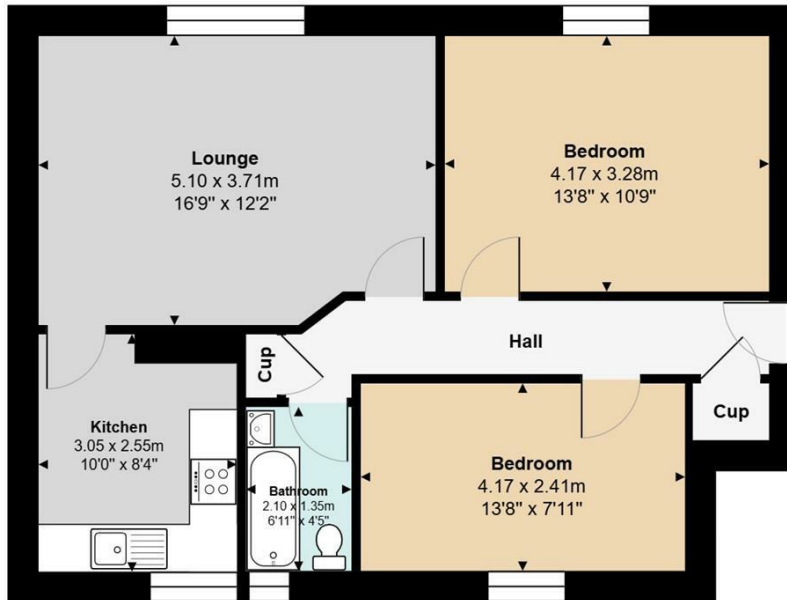




Floor Plans

16 Eildon Terrace Newtown St Boswells TD6 0PY

Approximate Gross Internal Floor Area: 62.7 m² ... 674 ft²



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.

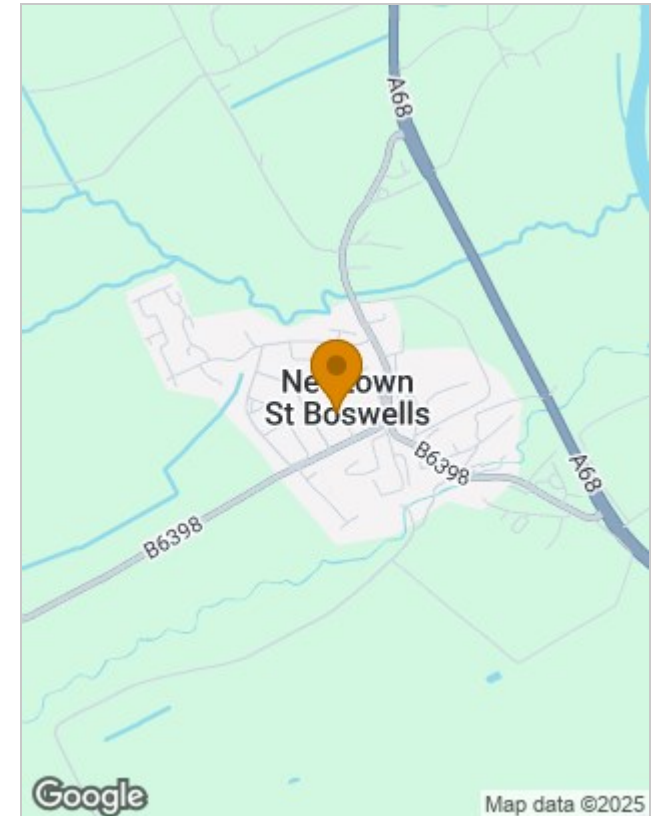


Viewing

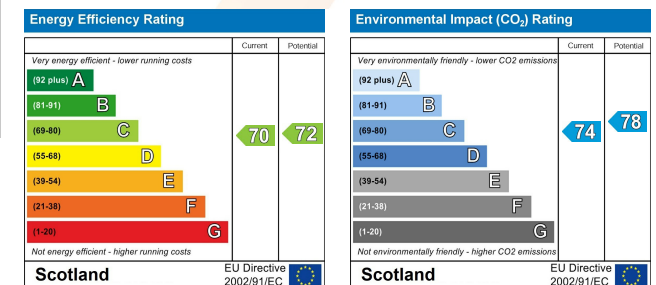
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB