



10 Bowden Road, Newtown St Boswells, TD6 0PU

Guide price **£170,000**





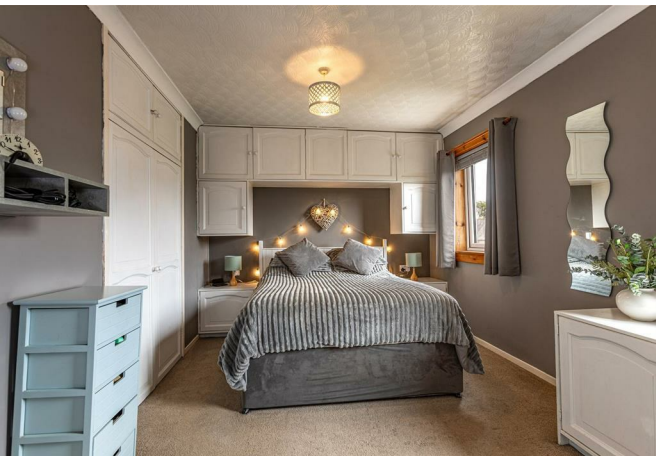
10 Bowden Road Newtown St Boswells, TD6 0PU

- Semi-Detached House
- Immaculately Presented
- Gas Central Heating and Double Glazing
- Excellent Schooling Nearby
- Close to Amenities
- Two Bedrooms
- Quiet Residential Area
- Detached Garage and Large Private Driveway
- Commutable to Edinburgh

We are delighted to bring to market this well-presented two-bedroom semi-detached home, ideally situated within the popular village of Newtown St Boswells. Offering bright and well-proportioned accommodation over two levels, the property benefits from a spacious lounge, a generous conservatory providing additional living space, two double bedrooms, excellent built-in storage and private gardens. Ideally suited to first-time buyers, downsizers or those seeking a comfortable home in a well-connected Borders village, the property enjoys easy access to local amenities, transport links and the surrounding countryside.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE- KITCHEN - CONSERVATORY - TWO BEDROOMS - FAMILY BATHROOM -



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Internally

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor accommodation. Positioned to the front of the home is a bright and generously proportioned lounge, with a large window allowing plenty of natural light to fill the space, creating a comfortable setting for everyday living.

To the rear, the kitchen is well laid out and offers ample space for a range of wall and base units. The kitchen flows seamlessly through to the impressive conservatory, which spans the full width of the property and provides a versatile additional reception space. With direct access to the garden, it is an ideal spot for relaxing, entertaining or enjoying views over the outdoor space throughout the year.

On the first floor, the landing leads to two well-proportioned bedrooms, both benefiting from built-in storage. The principal bedroom is further enhanced by a generous walk-in wardrobe, providing excellent storage and dressing space. The accommodation is completed by the family bathroom, along with an additional storage cupboard located off the landing.

Kitchen

The kitchen is fitted with an attractive range of solid wood-effect wall and base units, complemented by contrasting laminated worktops and contemporary tiled splashbacks. A stainless steel sink with mixer tap is perfectly positioned beneath the window, allowing for plenty of natural light. Integrated appliances include a four-burner gas hob with extractor hood above and an electric oven below, while there is space for a freestanding fridge/freezer and additional undercounter appliances.



Bathroom

The contemporary bathroom is fitted with a modern three-piece suite comprising a concealed cistern WC, vanity wash hand basin with useful built-in storage, and a panelled bath with mains-fed shower over and glazed shower screen. Stylish wet wall panelling provides a sleek, low-maintenance finish, complemented by a heated chrome towel radiator, mirrored wall cabinet and contemporary fittings.

Externally

The property enjoys generous, low-maintenance gardens to both the front and rear, making it an ideal choice for those seeking attractive outdoor space with minimal upkeep. To the front, a gravelled garden is complemented by established shrubs, mature planting and neatly defined pathways, creating an inviting approach to the home.

The enclosed rear garden has been thoughtfully designed for ease of maintenance and outdoor enjoyment, featuring a spacious timber decking area that provides an excellent setting for garden furniture, al fresco dining and entertaining. Steps lead down to a further gravelled area, while several substantial timber sheds offer excellent storage and workshop potential. To the side of the property, there is a generous gravelled driveway providing ample off-street parking, along with access to a large timber garage, ideal for additional storage or secure vehicle parking.

Fixtures & Fittings

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

Services

All mains services are present including electricity, water, drainage and gas.

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

Council Tax Band B.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

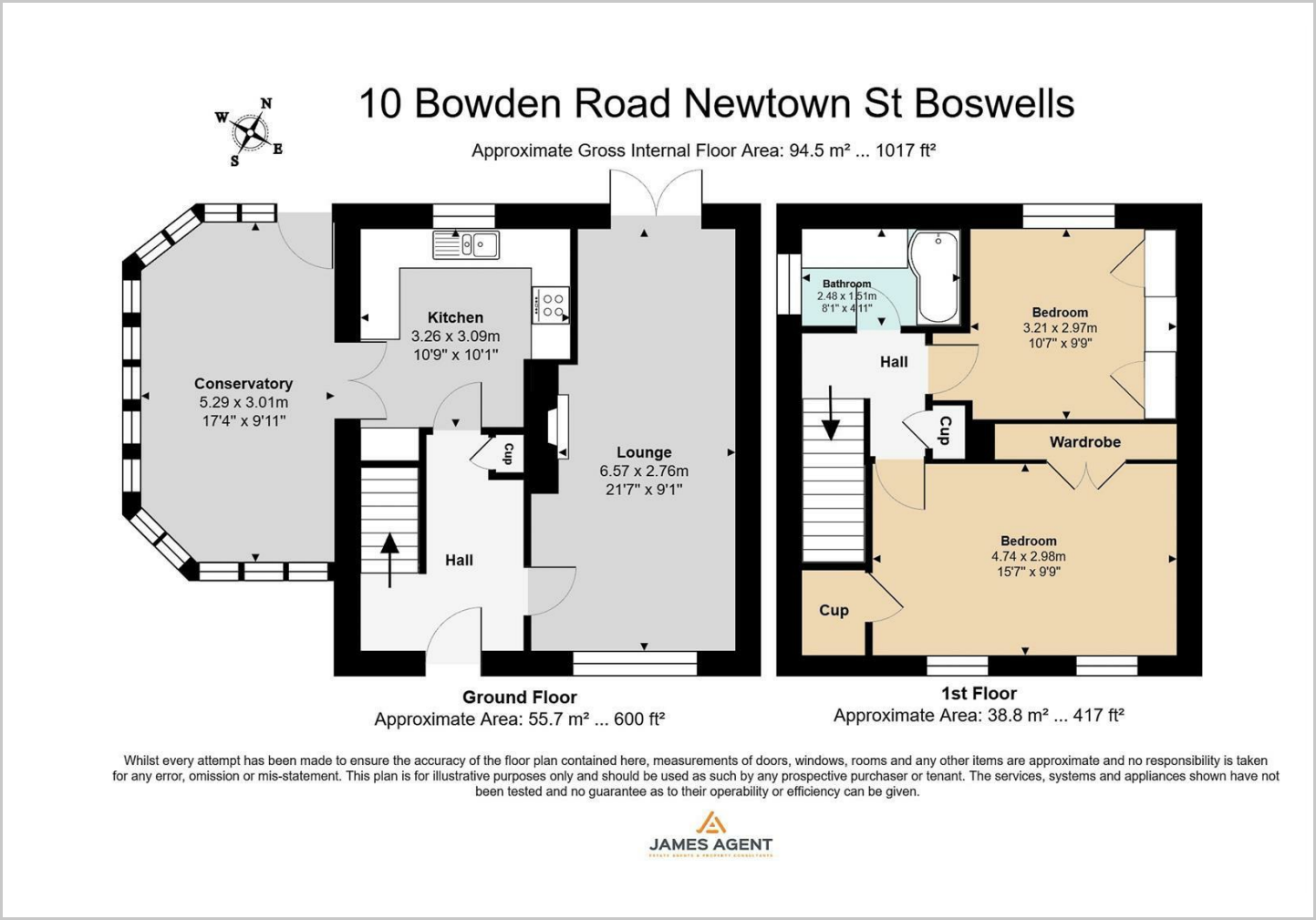
Offers

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

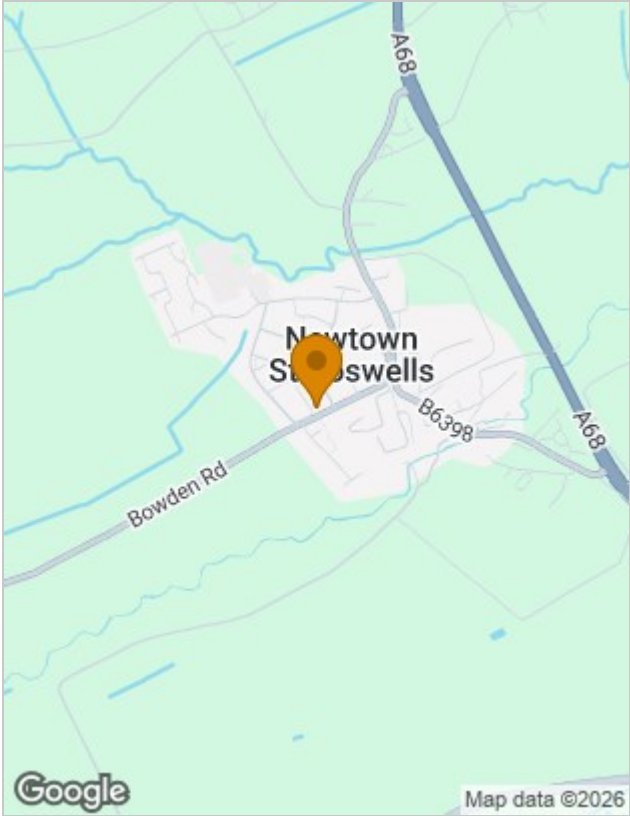


Viewing

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.

Location Map



Energy Performance Graph

