



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1, Ashley Cottages , Newtown St. Boswells, TD6 0PE

Guide price £85,000



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# 1, Ashley Cottages Newtown St. Boswells, TD6 OPE

- 1 Bedroom Ground Floor Flat
- Investment Potential
- Peaceful Location
- Off-Street Parking
- Ideal Downsizing Opportunity
- Close to Amenities
- Gas Central Heating

Situated in the popular village of Newtown St Boswells, 1 Ashley Cottages is a charming one-bedroom cottage offering comfortable single-level living. The accommodation comprises a bright and spacious lounge, a well-appointed kitchen, a generous double bedroom, and a shower room, all accessed from a central hall. Extending to approximately 43.1 sq m (464 sq ft), the property is ideally suited to first-time buyers, downsizers, or investors seeking a low-maintenance home in a convenient Borders location.

## ACCOMODATION

- ENTRANCE HALLWAY - SHOWER ROOM - KITCHEN - LOUNGE - BEDROOM -



### Internally

Entering through the front porch, you are welcomed into a central hall which provides access to all principal rooms. To the left, the bright and spacious lounge is the heart of the home, offering excellent space for both relaxation and entertaining. With dual aspects allowing natural light to flood the room, this generous living area enjoys a warm and inviting atmosphere throughout the day. Adjacent to the lounge is the shower room, fitted with a shower enclosure, wash hand basin and WC, providing convenient and functional facilities.

To the rear of the property, the double bedroom offers comfortable accommodation with ample space for freestanding furniture and enjoys a pleasant outlook. The kitchen is located beside the bedroom and is thoughtfully arranged to maximise workspace and storage, with room for essential appliances and direct access from the hall.

### Kitchen

The kitchen is fitted with a range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel sink with mixer taps. There is also undercounter space for a washing machine and space for a freestanding electric cooker. The kitchen is completed with tiled splashbacks.





### Shower Room

The Shower Room is fitted with a three piece suite including WC, pedestal wash hand basin and shower with enclosure and laminated splashbacks.

### Externally

The property benefits from a south facing beautiful landscaped garden to the front of the property with mature shrubs and trees. There is also a easily maintained gravel area. The property also has a shed at the back of the property. There is off-street parking available to the side of the property.

### 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.

### Services

All mains services are present, Gas Central Heating.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band A

### 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.





