



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Deanbank Tweedside Road, Newtown St Boswells, TD6 0PG

Guide price £210,000



2



1



2



2



# Deanbank, Newtown St Boswells, TD6 OPG

- Traditional House
- Two Public Rooms
- Period Features
- Modern Gas Central Heating
- Ideal Downsizing Opportunity
- Two Bedrooms
- Two Bathrooms
- Woodburning Stove
- Excellent Village Location
- Large Gardens

Deanbank is an immaculately presented two-bedroom end-terrace cottage, peacefully positioned within the charming old town of Newtown St Boswells. Offering deceptively spacious accommodation over two levels, the property blends character and comfort with modern fixtures and fittings throughout. Highlights include the welcoming lounge with cosy woodburning stove, generous dining room featuring a magnificent bay window and well-appointed kitchen. Upstairs, there are two excellent double bedrooms including a principal en-suite, alongside a stylish family bathroom. Further benefits include gas central heating, large private gardens, useful cellar storage, off-street parking and a highly sought-after village setting close to local amenities and countryside walks.

## ACCOMMODATION

- ENTRANCE HALLWAY - CLOAKROOM - LOUNGE - DINING ROOM - KITCHEN - UTILITY ROOM - UPPER LANDING - TWO BEDROOMS (PRINCIPAL EN-SUITE) - BATHROOM -



### Internally

Step into this beautifully presented home through a bright and welcoming hallway, thoughtfully designed to create an immediate sense of space and comfort. A convenient ground floor WC is perfectly positioned off the hall, while the layout effortlessly guides you through the property. The impressive kitchen is generously proportioned and stylishly fitted with contemporary fixtures and fittings, offering both practicality and sophistication. The adjoining pantry provides additional convenience and useful storage space. Flowing seamlessly from the kitchen is the superbly sized lounge, a wonderfully inviting living space enhanced by dual aspect windows that flood the room with natural light throughout the day. At the heart of the room sits a charming woodburning stove set within an attractive brick-built fireplace, creating a warm and cosy focal point.

Across the hallway, the elegant dining room offers an ideal setting for entertaining or family gatherings, with a large bay window framing delightful views and adding character and charm to the space. Upstairs, the landing leads to a generous principal bedroom enjoying lovely open views and ample space for freestanding furniture. The room is further complemented by a stylish and well-appointed en-suite shower room. A spacious second bedroom and contemporary family bathroom complete the accommodation. Further benefits include modern gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

### Kitchen

The kitchen has been thoughtfully modernised to create a stylish and practical space, fitted with an excellent range of white sleek handleless units complemented by contrasting stone-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, microwave, ceramic hob, dishwasher and washing machine. The pantry provides excellent additional storage and houses the freestanding fridge and freezer.





### Bathroom Facilities

The en-suite shower room is fitted with a modern three-piece suite incorporating a WC, wash hand basin with vanity storage and a quadrant shower enclosure with electric shower and wet wall splashbacks.

The bathroom is fitted with a modern three-piece suite incorporating a WC, wash hand basin with vanity storage and a bath with mixer shower and wet wall splashbacks. A large window floods the room with natural light.

The cloakroom is fitted with a WC and compact wash hand basin.

### Externally

Externally, Deanbank benefits from generous mature gardens enjoying a wonderfully elevated position with attractive outlooks across the surrounding village and countryside beyond. The gardens are located across the lane to the rear of the property. They have been thoughtfully arranged over several levels incorporating gravel pathways, planted borders, established shrubs and productive planting areas creating an ideal space for keen gardeners to enjoy and further enhance. A raised decked seating area provides the perfect spot for relaxing whilst taking in the peaceful setting. Traditional stone boundary walls add excellent character and privacy, while a useful stone outbuilding provides excellent external storage. The gardens offer a charming and versatile outdoor environment rarely found within the heart of the village.

There is a beautiful patio directly to the rear of the property laid to mono-block paviors. The elevated position provides a perfect suntrap for relaxing and unwinding.

There is a dedicated parking area to the side of the property, providing parking for one small vehicle.

### Outbuildings

There is a cellar store access via a timber door to the side of the property.

There is a stone outbuilding located in the gardens providing excellent 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.

### Services

All mains including water, gas, electricity and drainage. Gas central heating and double glazing.

### Fixtures & Fittings

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

### Council Tax

Council Tax Band D.

### Viewings

Viewings are strictly by Appointment via James Agent.

### Home Report

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

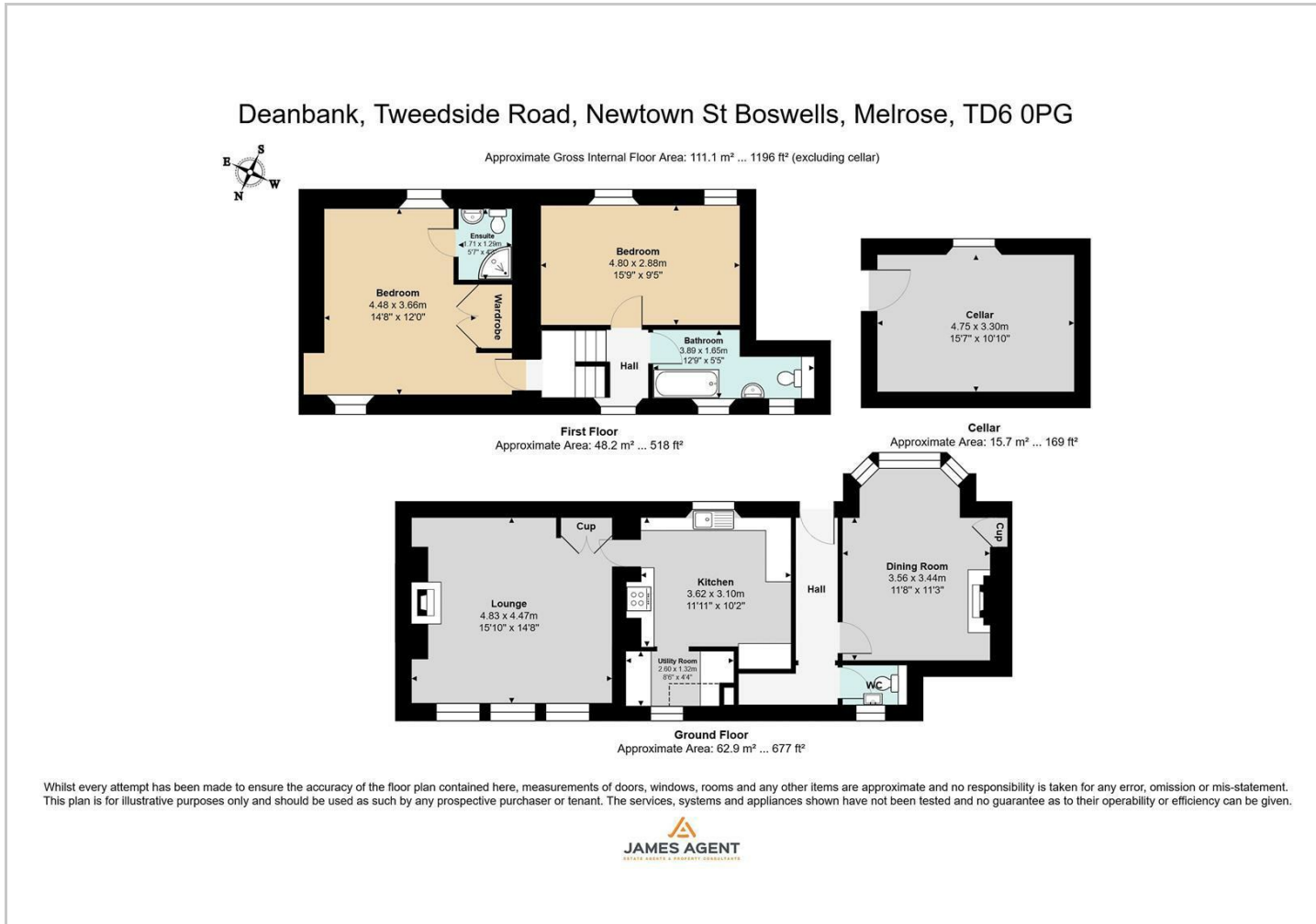
### Offers

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.





## Floor Plans



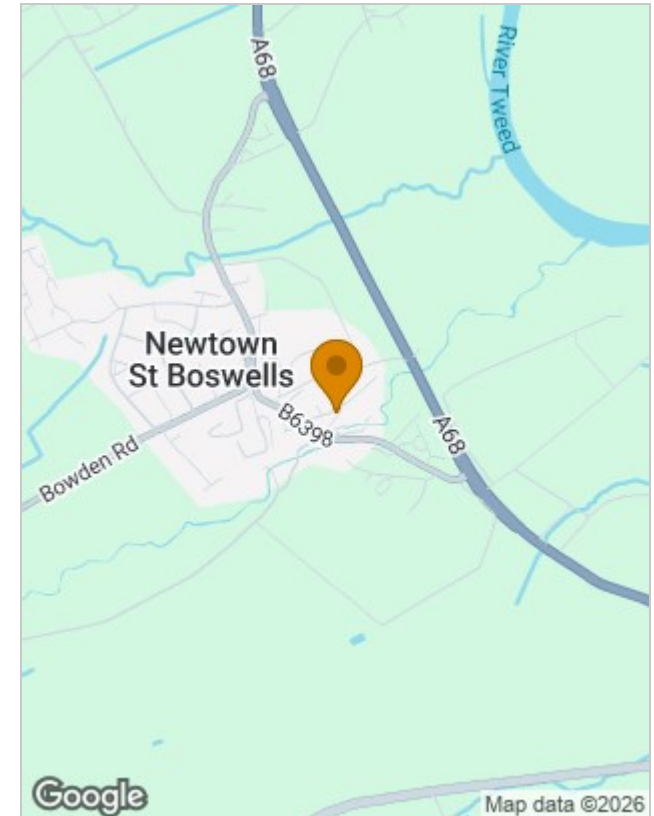
## Viewing

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

