



7 Anworth Terrace, Melrose, TD6 0PF

Guide price £135,000





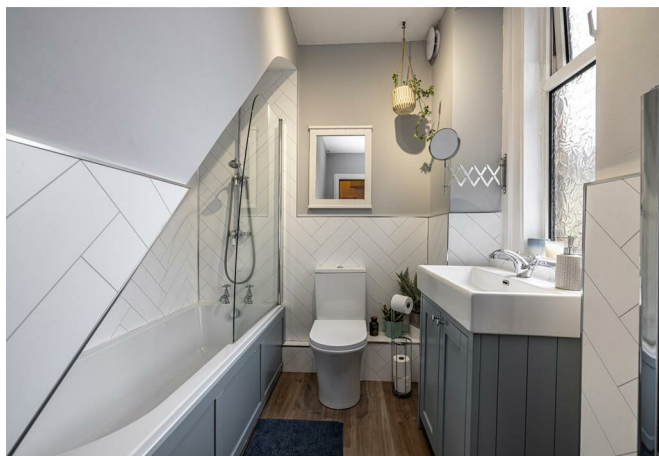
7 Anworth Terrace Melrose, TD6 0PF

- Traditional Maisonette
- 2 Bedrooms
- Wood-Burning Stove
- Private Garden
- Excellent Local Schooling
- Immaculately Presented
- Peaceful Location
- Gas Central Heating
- Close to Amenities
- Ideal for Commuting

We are delighted to bring to the market this immaculately-presented 2 bedroom maisonette, discreetly located within the peaceful commuter village of Newtown St Boswells. The property offers bright, well-proportioned accommodation over 2 levels, and benefits from modern gas central heating and double glazing. The property further benefits from very well-maintained private gardens and spectacular views over the surrounding countryside.

Newtown St Boswells lies just off the A68 in between the popular towns of Melrose and St Boswells. The town itself has a good range of local facilities including Coop Supermarket, local Primary School and a boutique Garden Centre with restaurant. The town is also home to the Scottish Borders Council Head Quarters and the Borders College Agricultural Campus.

- ENTRANCE HALL - LOUNGE - KITCHEN - BATHROOM - TWO BEDROOMS -



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Internally

The property offers bright and very well-presented accommodation over two floors. The first floor boasts a spacious kitchen and generous lounge with wood burning stove, as well as the bathroom. Upstairs benefits from two double bedrooms.

Kitchen

The spacious kitchen is fitted with a good range of shaker style wall and base units overlaid with wooden worktops and incorporates a Belfast sink with mixer taps. Integrated appliances include electric oven, gas burner hob and extractor fan. There is also space for a table and freestanding fridge freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, vanity wash hand basin and bath with shower over, with laminated splashbacks.

Externally

The property benefits from large gardens to the front. The garden is a wonderful relaxation space with well-stocked shrubs, summerhouse and a raised pond area surrounded by a drystone wall and plants. The communal drying green is laid to lawn, providing an excellent additional space.



Outbuildings

There is a brick-built outhouse located to the front of the property accessed via a timber door. There is also a summer house in the rear garden.

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, Gas Central Heating.

Council Tax

Council Tax Band A.

Fixtures & Fittings

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

Home Report

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

Viewings

Strictly by Appointment Only via James Agent.

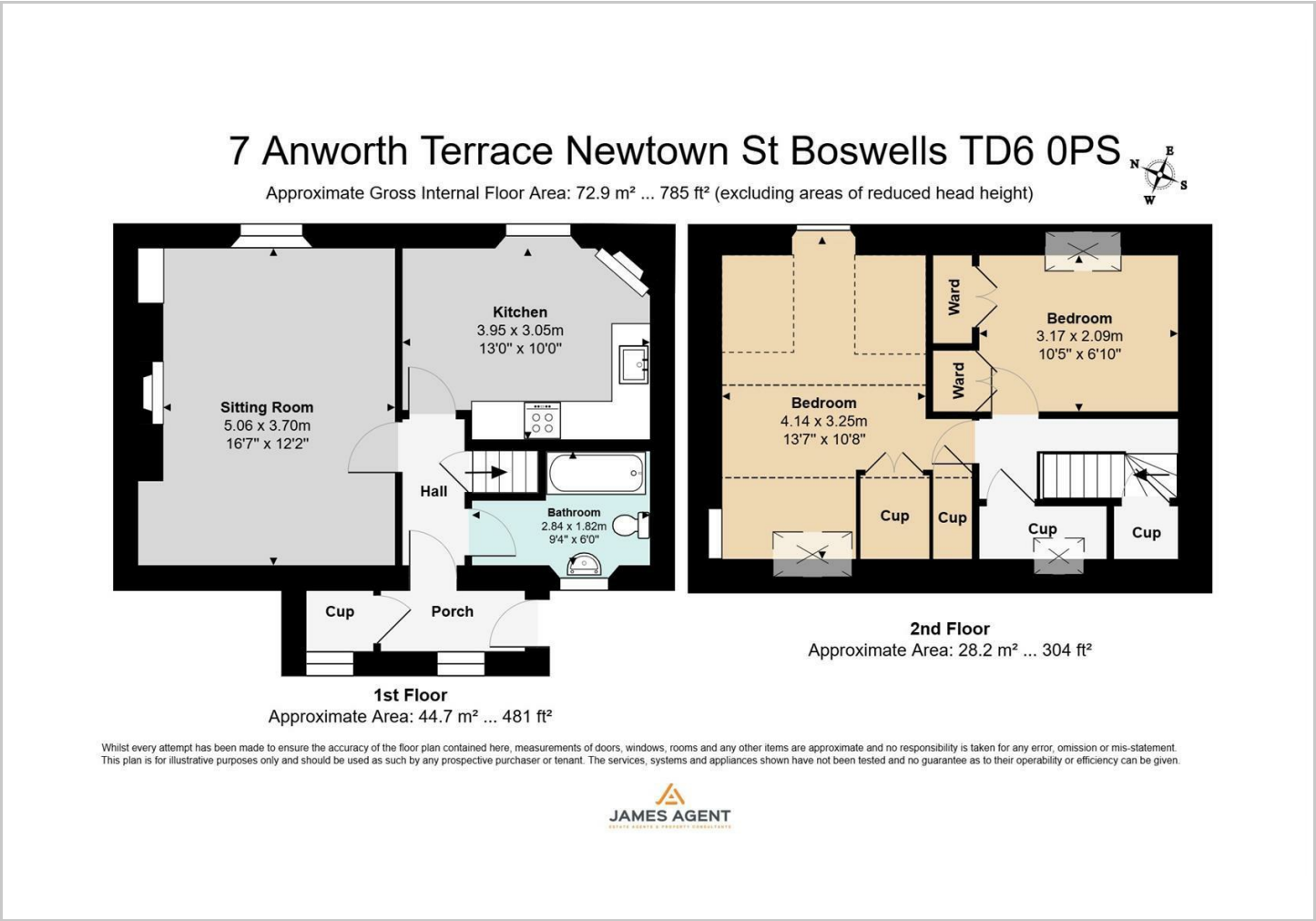
Offers

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 anytime.





Floor Plans



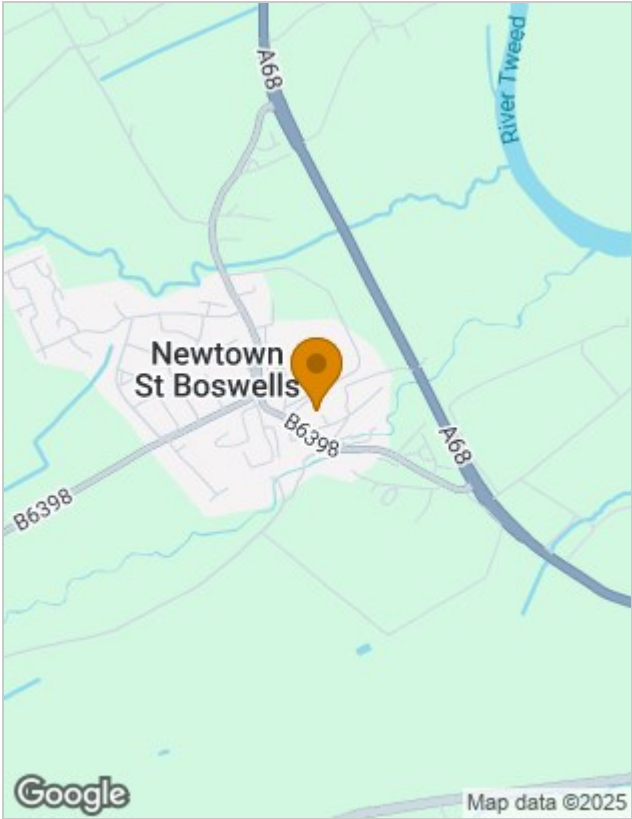
Viewing

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

