



53 Weirgate Avenue, St. Boswells, TD6 0BT

Offers over £158,500









# 53 Weirgate Avenue, St. Boswells, TD6 0BT

- Semi-Detached House
- Modern Fixtures & Fittings
- Sought-After Location
- Walking Distance to Town Centre
- Home Report Valuation £165,000
- 2 Double Bedrooms
- Large Corner Plot
- Close to Local Primary School
- Ideal First-Time Buy

We are delighted to bring to the market this well-presented 2 bedroom semi-detached home located within a highly sought-after residential area, with a wide range of amenities at hand in St Boswells town centre. The property boasts many desirable features including modern fixtures & fittings, two generous double bedrooms and an enviable corner plot. The property presents a fantastic opportunity for a first-time buyer or downsizer looking for a turnkey property within a peaceful yet highly accessible location.

## ACCOMMODATION

- ENTRANCE HALL - LOUNGE / DINING ROOM - KITCHEN - HALL LANDING - TWO BEDROOMS - BATHROOM -



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## Internally

Internally, the accommodation is neatly arranged over two floors. The ground floor comprises an inviting entrance hallway, leading directly to a spacious lounge that benefits from dual-aspect windows, allowing plenty of natural light to flood in. This room comfortably accommodates both living and dining areas, perfect for entertaining or relaxing. Adjacent to the lounge is a modern and well-equipped kitchen. The staircase leads to the first floor accommodation comprising of a hall landing with large storage cupboard, two double bedrooms (both featuring built-in wardrobes) and the stylish family bathroom.

## Kitchen

The kitchen is fitted with modern gloss wall and base cabinetry overlaid with sleek wood-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, ceramic hob with stainless steel extractor hood, dishwasher, washing machine and tall fridge / freezer.. The kitchen enjoys a view over the rear and there is a side door for direct access to the gardens.





### Bathroom Facilities

The family bathroom is fitted with a modern white 3-piece suite including a vanity sink unit and panelled bath with overhead electric shower and tasteful wall panelling that creates a fresh, clean feel.

### Externally

Externally the property benefits from generous wrap-around gardens to the front, side and rear, all fully enclosed by timber fencing. The front garden is largely laid to lawn, whilst the rear offers drying facilities, paving and a useful garden shed.

### Location

St Boswells is located some 4 miles south of Melrose surrounded by beautiful Borders countryside. St Boswells itself has a range of local shops and restaurants including the well regarded Mainstreet Trading Company book shop, cafe and delicatessen and the very popular Buccleuch Arms Hotel. More comprehensive amenities and facilities are available close by in Melrose. The nearest train station is located some 7 miles west of St Boswells in Tweedbank. Located just off the A68 trunk Road, St Boswells also provides an ideal location for travelling North and South and also has transport links to all major Border towns. Local Schooling includes both the well regarded St Boswells Primary School and Earlston High School. St Mary's Preparatory School is also close-by in Melrose.

### EPC

EPC Rating C.

### Travel

Edinburgh is within easy commuting distance via the A68 Trunk Road. Tweedbank (approx. 6 miles North West) hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour. Berwick Upon Tweed (approx. 38 miles East) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

### Home Report

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

### 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.

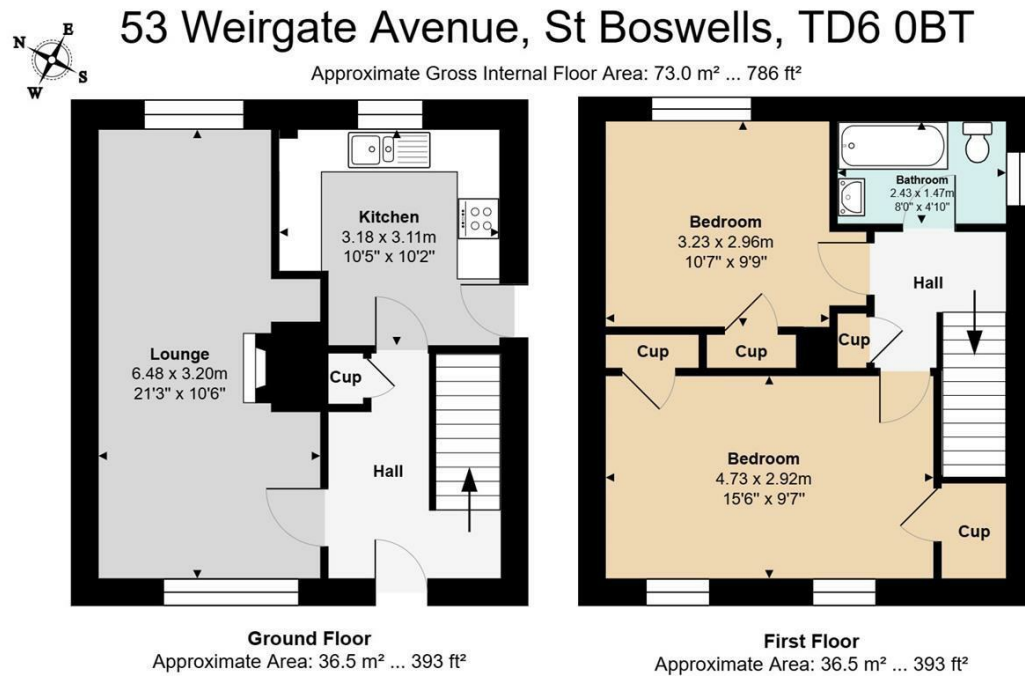








## Floor Plans



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.

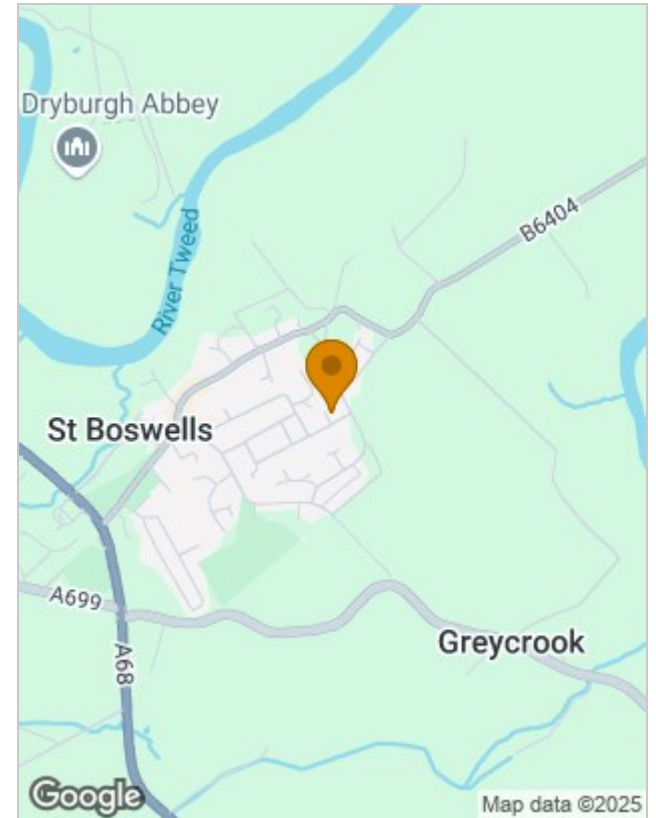


## Viewing

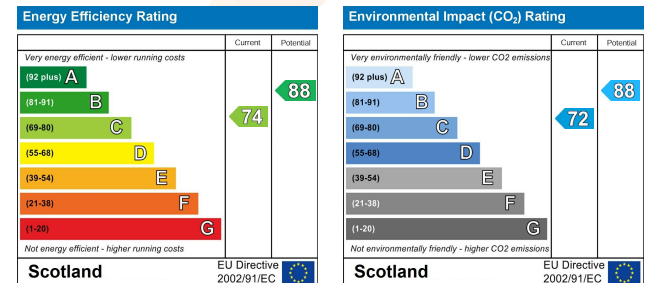
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD