



14 Weirgate Brae, St Boswells, TD6 OBW

Guide price £155,000









# 14 Weirgate Brae St Boswells, TD6 OBW

- Mid Terraced House
- Quiet Residential Area
- Downsizing Opportunity
- Private Gardens
- Close to Town Centre
- Two Bedrooms
- Ideal First-Time Buy
- Modern Fixtures & Fittings
- Gas Central Heating & Double Glazing
- Excellent Schooling Nearby

We are delighted to bring to the market this well-presented 2 bedroom mid-terraced 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 easily maintained garden. 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

- HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - BATHROOM -



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## Internally

A welcoming entrance hall leads you into the heart of the home, where the well-proportioned living room enjoys an abundance of natural light and offers a comfortable space for both relaxing and entertaining. From here, the layout flows seamlessly through to the kitchen and dining room, which is thoughtfully arranged with ample worktop and storage space, making it ideal for everyday living and family meals. A useful ground-floor cupboard provides additional storage, helping to keep the space clutter-free.

Stairs from the hall lead to the first floor, where the accommodation continues with two generously sized double bedrooms. Both rooms benefit from excellent built-in storage, including wardrobes and cupboards, offering practical and flexible living arrangements. The accommodation is completed by a well-appointed family bathroom, fitted with a bath and overhead shower.

## Kitchen

The kitchen is fitted with a great range of shaker style wall and base units and is overlaid with wood effect laminated worktops and tiled splashbacks. Integrated appliances include electric double oven, electric hob and stainless steel extractor hood. There are also undercounter spaces for a washing machine and dishwasher.

## Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower and laminated splashbacks.



### Externally

The rear private garden is bound by timber fencing and is primarily laid to lawn with a paved area for and space for shrubs. To the front, the easily maintained garden is bound by a timber fence and benefits from raised beds and mature shrubs.

### Fixtures & Fittings

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

### Services

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

### 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.

### Council Tax Band

Council Tax Band A.

### 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 Scottish Standard Format. All Interest 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

