

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Townhead Way Newstead

TD6 9BU

Guide Price £195,000



Set in the popular and rarely available village of Newstead, 11 Townhead Way is presented in immaculate order throughout. The property has a contemporary feel throughout, and hosts spacious living accommodation, with the benefit of a courtyard garden to rear and single garage providing convenient off street parking. Only a 5 minute drive from the Tweedbank railway station, the property is ideally placed for access to Melrose and many of the large employers in the area like the Borders General Hospital and Scottish Borders Council. Early viewing is essential in order to avoid disappointment.

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Ground Floor:
Entrance Vestibule
Lounge
Kitchen
Office/Dining Room

First Floor:
Two Double Bedrooms
Bathroom

Outside:
Private Garden
Single Garage
Driveway
Gas Central Heating
Double Glazing



Location:

The property is set within the desirable and historic village of Newstead, which lies within easy reach of Melrose. The highly sought after Abbey town of Melrose is ideally placed for travel to the many surrounding towns and villages within the region as well as several of its major employers. Melrose has an excellent variety of specialist shops, quality bars, hotels, great sporting and recreational facilities including the famous Greenyards rugby ground and the River Tweed, all of which can be reached within a few minutes. The central borders town of Galashiels lies some 3 miles distant and the Borders General Hospital and Railway Station is just a few minutes by car.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The washing machine, dishwasher and 1 year old fridge/freezer are also included.

Services:

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC:

C

Council Tax Band:

D

Viewings:

Strictly by appointment with the Selling Agents.

Entry:

By mutual agreement.



Illustration for identification purposes only, measurements are approximate, not to scale.
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

