

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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23 Whitefield Crescent, Newtown St Boswells, TD6 OPX

Guide Price £150,000



23 Whitefield Crescent is tucked away in the corner of a quiet cul de sac enjoying a very good degree of privacy, providing an attractive and easily managed family home in a popular area of town. The property provides very comfortably proportioned accommodation, boasting a newly fitted modern kitchen, and is presented in very good order throughout ensuring it is in move in condition. Of particular note is the large lounge/dining room which has sliding doors leading through to a well appointed conservatory, providing a welcome addition to the living accommodation and making the most of the lovely private aspect. Upstairs there are three good sized bedrooms as well as a generous family bathroom which has a shower enclosure as well as a bath. Outside, there are gardens to the front and rear, all easily maintained, with the latter enjoying lovely uninterrupted views towards the Eildon Hills. Ample parking is available within the cul de sac.



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Ground Floor
Entrance Hall
Downstairs WC
Spacious Lounge/Dining Room
Conservatory
Modern Fitted Kitchen

First Floor
Three Bedrooms
Bathroom

Gas central heating
Double Glazing

Easily maintained gardens to front and rear
Parking within the cul de sac



Location

Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and village in the region easily accessible. One of the Borders' main employers, Scottish Borders Council, is only a few minutes' walk away and the Borders General Hospital is approximately three miles away. The village itself has a good range of amenities including a small supermarket, auction mart, health centre, community centre and primary school. The Waverley rail link between Edinburgh and Tweedbank can be reached in around 10 minutes by car.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Gas Central Heating. Double Glazing.

EPC

tbc

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
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Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026344)

Full members of:



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.