

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Ashley Cottages, Tweedside Road, Newtown St Boswells

TD6 0PE

Guide Price £110,000



An attractive sandstone first and upper floor maisonette, located in a peaceful area in the heart of the popular village of Newtown St Boswells with good local amenities on the doorstep. The well-presented accommodation offers a deceptively spacious and flexible layout and comprises: External stairs, hall, open plan lounge/kitchen, two double bedrooms and shower room. Externally there is a shared drying green and ample on-street and off-street parking. Viewing recommended to fully appreciate.



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External Stairs
Hall
Open Plan Lounge/Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Shared Drying Green
Ample On-Street and Off-Street Parking



Location

Newtown St Boswells is a popular 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 villages in the region easily accessible. One of the Borders' main employers, Scottish Borders Council is only a few minutes' walk and the Borders General Hospital is approximately three miles away. The village 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

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Melrose, TD6 9PQ
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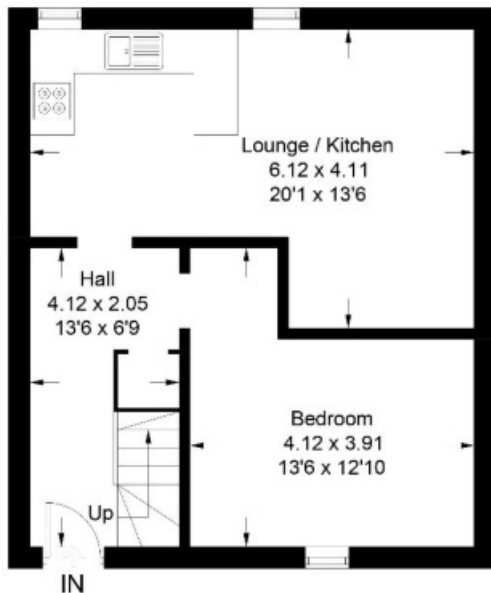
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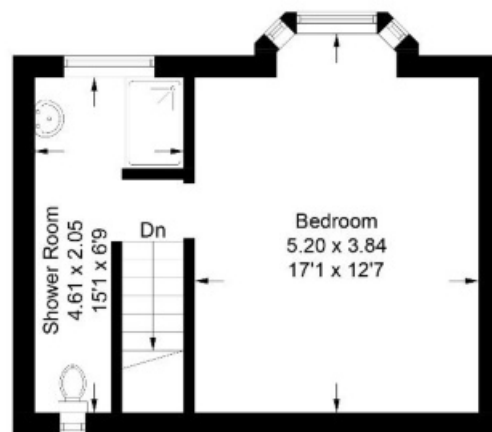


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Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080988)

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.