

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Birley Court, St Boswells

TD6 0DT

Guide Price £365,000



9 Birley Court is a beautifully presented and extremely spacious detached home. Ideal for a family due to its proximity to St Boswells Primary School and the cul-de-sac location with no through traffic. Substantially upgraded by the present owners, the property is in truly move-in condition throughout. Boasting many pleasing features including a brand new kitchen, utility room, internal doors, wood panelling, front door, boiler and multi-fuel stove. The accommodation comprises: Hall, lounge, dining kitchen, utility room, downstairs WC, gym, workshop, five bedrooms, two en-suite shower rooms and family bathroom. Externally there is a fully enclosed rear garden with summerhouse and large decking area, further area of garden to the front and double drive. Early viewing of this stunning property is absolutely essential.



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Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Gym
Five Bedrooms
Two En-Suite Shower Rooms
Family Bathroom

Gas Central Heating
Double Glazing

Enclosed Garden to Rear
Summerhouse
Workshop
Double Drive



Location

The conservation village of St Boswells is extremely well located in the centre of the Scottish Borders, lying just off the A68, which provides access to the main routes both North and South. The village has a population of approximately 1500 and for its size offers a superb range of facilities and recreational amenities, including a cricket pitch, tennis courts and picturesque golf course which meanders alongside the River Tweed. There is a primary school in the village with secondary schooling available in Earlston (7 miles to the north). The Waverley rail link to Edinburgh can be reached in around 12 minutes from St Boswells.

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

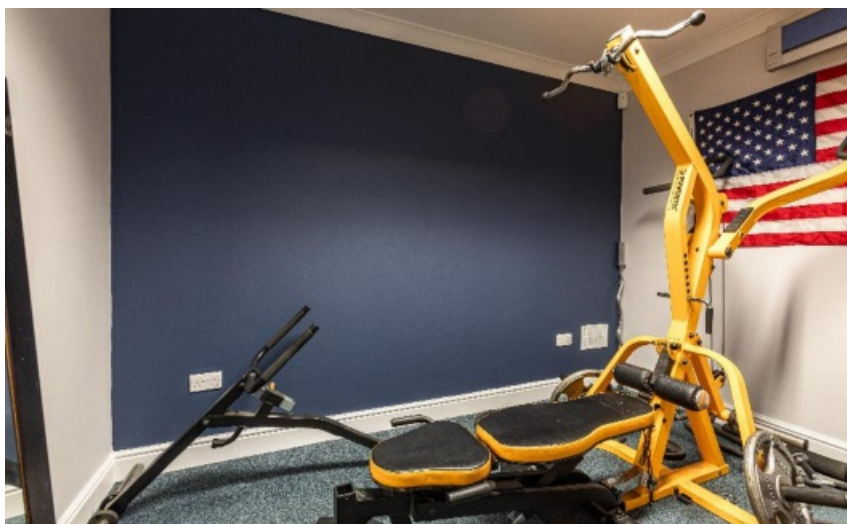
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area (Including Workshop)
181.7 sq m / 1956 sq ft

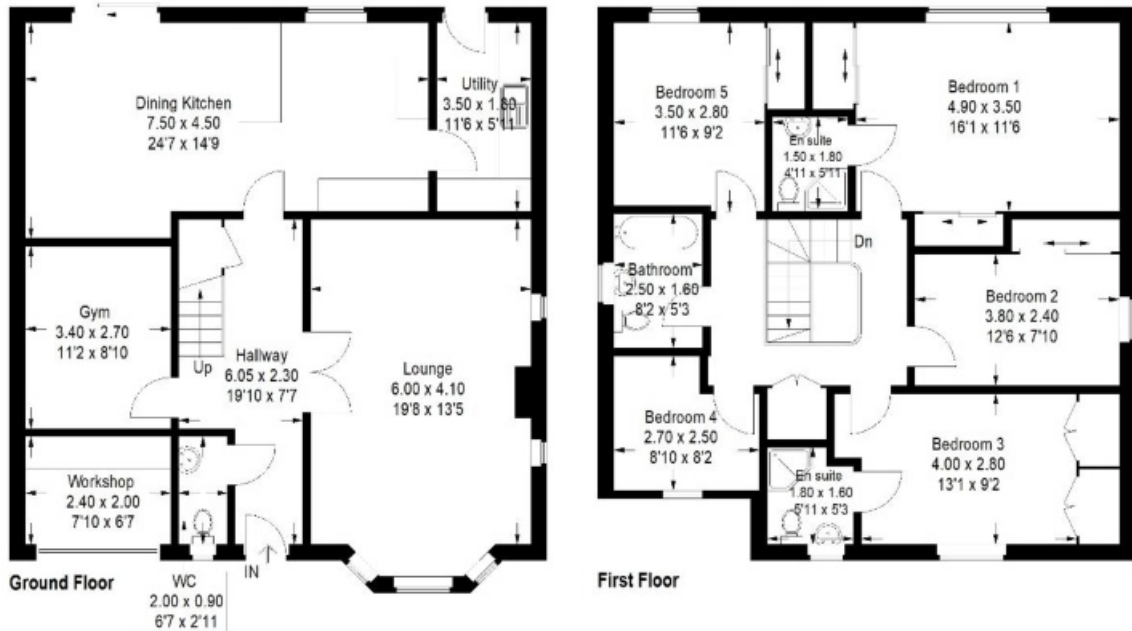


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1084121)

Full members of:

