

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Flat 2, Grosvenor Place, Main Street, St Boswells

TD6 0AT

**Guide Price £150,000**



A beautifully presented and deceptively spacious first and upper floor maisonette. Forming part of an extremely well-maintained building and benefiting from an abundance of attractive and additional features. The property is bright and airy and offers a versatile and flexible layout, which can be changed as required. The accommodation comprises: Internal entrance & stairs, hall, open plan lounge/dining room/kitchen, two double bedrooms and bathroom. This really is a property that must be seen to fully appreciate and early viewing is recommended to avoid disappointment.



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Internal Entrance & Stairs  
Hall  
Open Plan Lounge/Dining Room/Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Partial Double Glazing

Unrestricted On-Street Parking



### 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, partial double glazing.

### EPC

D

### Council Tax Band

B

### 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  
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**Flat 2, Grosvenor Place, Main Street, St Boswells**

Approximate Gross Internal Area = 86 sq m / 925 sq ft

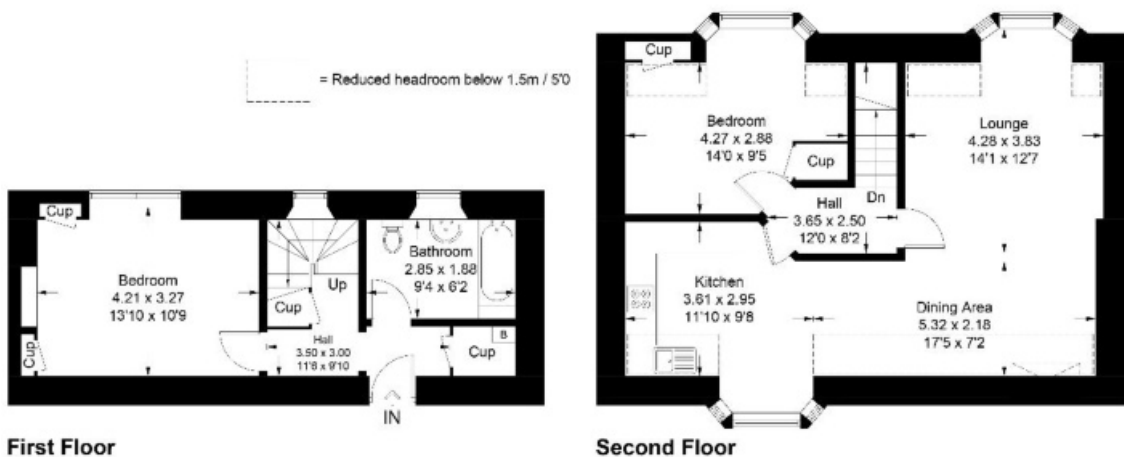


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1090740)

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.