

Beautifully presented two bedroom home

Set within beautiful countryside in Newtown St Boswells







47 Glenburn Avenue

Newtown St Boswells, Borders, TD6 0QL

Scan Here!

2 BED

1 BATH

VIEWS

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
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Part Exchange Available

47 Glenburn Avenue

















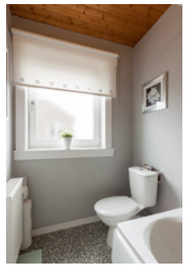












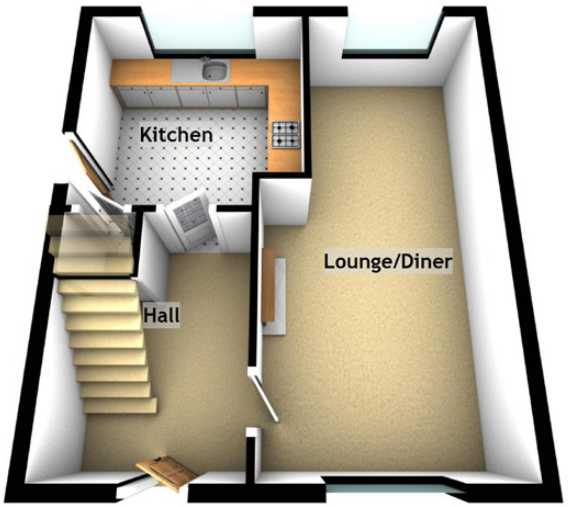
Set within picturesque countryside, Newtown St Boswells is a pretty Borders village which lies just off the A68 some thirty-eight miles South of Edinburgh city centre between Earlston and St Boswells.Contrary to the obvious, Newtown is actually a very old village. It was recorded in 1529 when it was already a well established community. Previously it has been known as Newtoune, Newtown of Eildon, Newton and Newtown of Dryburgh.

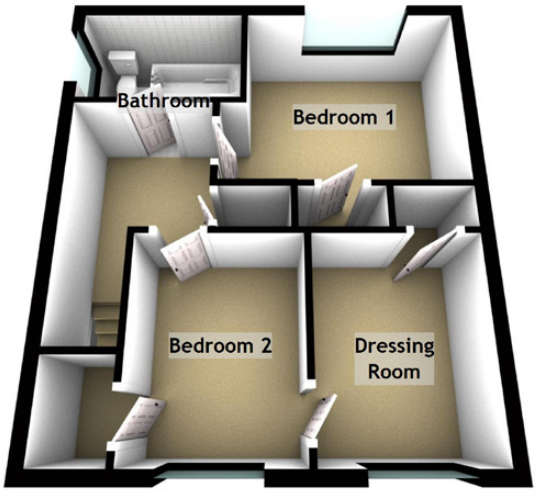
Within the village itself, there are amenities to meet everyday needs including a Post Office, bank, local primary school and a number of small shops which includes newsagents and grocers. There is also a community centre, medical practice and church. The local secondary school is Earlston High School which is just a short journey away. Frequent bus services provide access to Melrose, Galashiels, Earlston and Edinburgh.

We are delighted to bring to the market this beautifully presented two bedroom semi-detached house in the pretty Borders village of Newtown St Boswells. Internally, the property is in move in condition and briefly comprises: spacious entrance hallway which leads to a bright and modern living room. The current owner has taken advantage of the space well as the room also houses a dining table, great for entertaining friends and family. There is also a living flame gas fire. The fitted kitchen is also a good size and has a useful large storage cupboard. The kitchen provides access to the side of the property and rear garden.

The carpeted stairs lead to the first floor which benefits from a part tiled family bathroom with white three piece suit and electric shower over bath, large double bedroom with wardrobe and beautiful views over the surrounding countryside, second double bedroom which has been partitioned to create a second double bedroom and additional single bedroom to accommodate family living. Both rooms have separate storage cupboards and the room could easily be converted back to the original large double bedroom. The hallway on the first floor has a useful storage cupboard and access to the insulated attic which is used as additional storage space.

Externally, there is a private front garden and driveway to the side of the property and access to the private and enclosed rear garden via a gated fence. The rear garden is well maintained and also has a large wooden garage which would benefit from upgrading. The garden looks onto a field and is a peaceful retreat with stunning views. The double glazed windows and front/back doors were installed in 2013 and the property also has gas central heating.

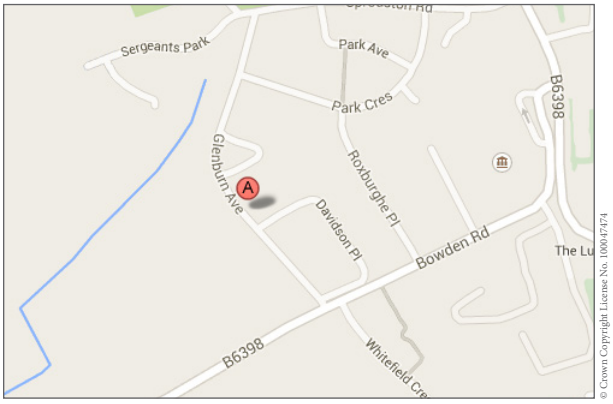




APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Diner	6.57m (21'7") x 3.24m (10'8")
Kitchen	3.19m (10'6") x 3.14m (10'4")
Bedroom 1	2.98m (9'9") x 2.00m (6'7")
Bedroom 2	2.99m (9'10") x 2.32m (7'7")
Dressing Room	2.99m (9'10") x 2.32m (7'7")
Bathroom	2.48m (8'2") x 1.52m (5')



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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