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19 Sprouston Road
NEWTOWN ST BOSWELLS, MELROSE, BORDERS, TD6 0QX

The Scottish Borders



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 Newtoun, 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. The Borders Railway Line from Tweedbank is only six miles from Newtown St Boswells and runs at peak times over seven days of the week. The rail line runs from Tweedbank, passing through Midlothian to Edinburgh Waverley.



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We are delighted to bring to the market this deceptively large three bedroom semi-detached house, in the beautiful Borders village of Newtown St Boswells.

The entrance hallway leads to the family living room which has a working Georgian style coal fireplace. The fitted kitchen has plenty of workspace and units and also benefits from a large storage cupboard and separate utility room, off the hallway. Just off the kitchen is the fantastic south facing sunroom, perfect as a second public room or TV lounge. Completing the ground floor is a modern fitted family bathroom, with sunken bath as part of this recent four-piece bathroom suite. Opposite is a newly fitted out shower room ideal for busy family living.

On the upper landing there is a useful utility cupboard. There are three double bedrooms all benefitting from additional storage space. The main bedroom has built-in cupboards and dual windows providing lots of natural daylight. The attic space has been converted into a working bedroom but is currently only accessible via a Ramsay style ladder.

Externally to the front of the property there is a driveway and private front garden and to the rear is a well maintained enclosed garden which is mainly laid to lawn and has a shed and outhouse. There is also a decked area on entering the garden from the back door, ideal for entertaining family and friends. The property also benefits from gas central heating and double glazing.





Bathrooms & Bedrooms



Approximate Dimensions
(Taken from the widest point)

Lounge	4.43m (14'6") x 4.01m (13'2")
Kitchen	4.01m (13'2") x 3.16m (10'4")
Conservatory	3.75m (12'4") x 3.53m (11'7")
Utility	2.12m (6'11") x 1.75m (5'9")
Bedroom 1	4.34m (14'3") x 3.09m (10'2")
Bedroom 2	4.02m (13'2") x 2.71m (8'11")
Bedroom 3	3.27m (10'9") x 3.14m (10'4")
Attic	5.19m (17') x 4.44m (14'7")
Bathroom	3.33m (10'11") x 2.04m (6'8")
Shower Room	2.12m (6'11") x 1.92m (6'4")

Gross internal floor area (m²) - 134m²

EPC Rating - D

Extras
(Included in the sale)

Curtains, blinds and carpets. Other items
by separate negotiation.

Property Specifications

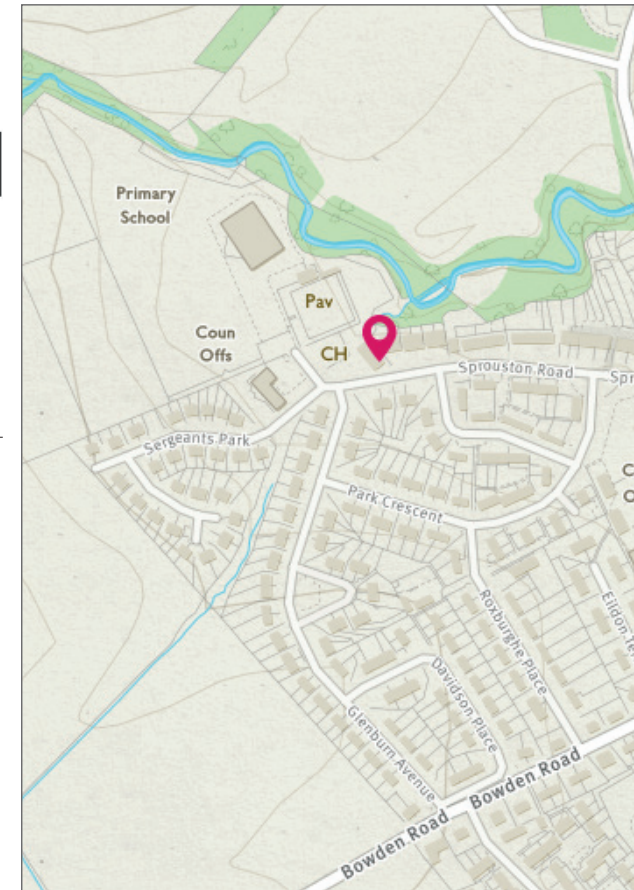


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Text and description
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