





McEwan Fraser Legal

Solicitors & Estate Agents

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22 Bowden Road

NEWTOWN ST BOSWELLS, BORDERS, TD6 0PU





Bedroom 1



22 BOWDEN ROAD



Bedroom 2



Bedroom 3

















THE AREA

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.

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.

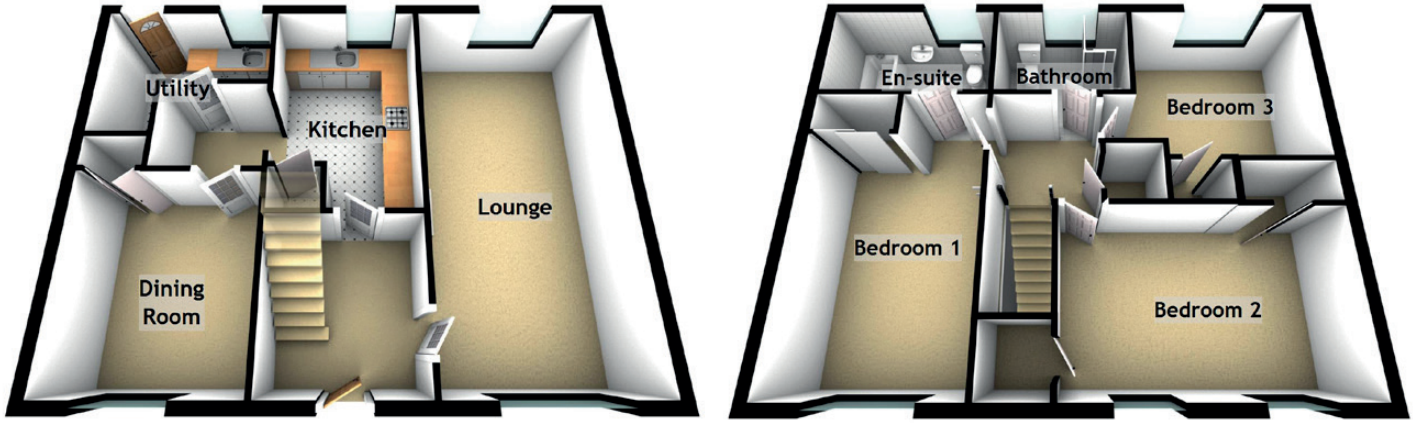
THE PROPERTY

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

The entrance hallway leads to the bright living room which has wooden flooring and a feature gas fireplace. The fitted kitchen has plenty of workspace and units, an integrated dishwasher and also benefits from a large storage cupboard and separate utility room, which is a great space for housing the washing machine or alternatively for extra storage. Just off the kitchen, there is a second public room with build in cupboards which can be used as either a dining room or a fourth bedroom.

On the upper landing there is a useful utility cupboard and family shower room with electric shower and white suite. There are three double bedrooms all benefitting from additional storage space. The main bedroom has built in cupboards and a spacious en-suite bathroom with mixer shower over the bath and heated towel rail.

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 greenhouse and shed. 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.



Approximate Dimensions
(Taken from the widest point)

Lounge	6.57m (21'7") x 3.23m (10'7")
Kitchen	3.82m (12'6") x 2.48m (8'2")
Dining Room	3.39m (11'1") x 2.98m (9'9")
Utility	2.98m (9'9") x 1.14m (3'9")
Bedroom 1	4.94m (16'2") x 2.95m (9'8")
Bedroom 2	2.88m (9'6") x 2.00m (6'7")
Bedroom 3	2.99m (9'10") x 2.73m (9')
Bathroom	2.41m (7'11") x 1.55m (5'1")
En-suite	2.95m (9'8") x 1.71m (5'7")

Gross internal floor area (m^2) - 121m^2

EPC Rating - C

Extras
(Included in the sale)

Integrated dishwasher and all floor coverings.

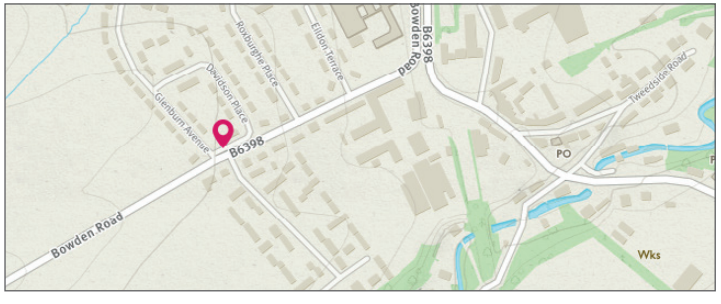


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Part Exchange Available

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THE SUNDAY TIMES
THE TIMES



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