



The Garret, Tweedside Road

A delightful two bedroom home in the beautiful Borders village of Newtown St Boswells



Location

Set within the picturesque countryside, Newtown St Boswells is a charming Borders village which lies just off the A68 some thirty-eight miles south of Edinburgh's 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.

Property

McEwan Fraser Legal are delighted to bring to the market this attractive two-bedroom double-upper flat, in this popular address within the beautiful Borders village of Newtown St Boswells.

The property is accessed via a flight of steps to the side of the property, that leads to the entrance hallway, from which is the family living room which has a traditional press to one corner of the room, lots of natural light from the large window and ample space for furnishings, with access to the first floor from a doorway that leads to the stairway that leads to the bedrooms upstairs.

The recently fitted kitchen with its modern finish has plenty of workspace and units and benefits from a free-standing double electric oven and hob, with extractor hood above.

The upper landing, is spacious and offers access to both bedrooms and the large family bathroom. There are two double bedrooms, both with original wooden panel doors and each has feature bay-windows affording generous daylight and picturesque views with the main bedroom has ample floor space for free-standing furniture. Completing the first floor is a fantastic modern fitted family bathroom, with bathtub, large shower cubicle and wooden panelling throughout as part of this four-piece bathroom suite.

Externally there is a large private garden to the rear, access via an enclosed pathway that is a well maintained and home to a patio area perfect for entertaining as well as a shed. The property also benefits from free on-street parking, gas central heating and double glazing.

Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	3.78m (12'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 3.56m (11'8")
Bedroom 1	5.90m (19'4") x 4.65m (15'3")
Bedroom 2	4.83m (15'10") x 3.18m (10'5")
Bathroom	3.80m (12'6") x 3.35m (11')

Gross internal floor area (m²)

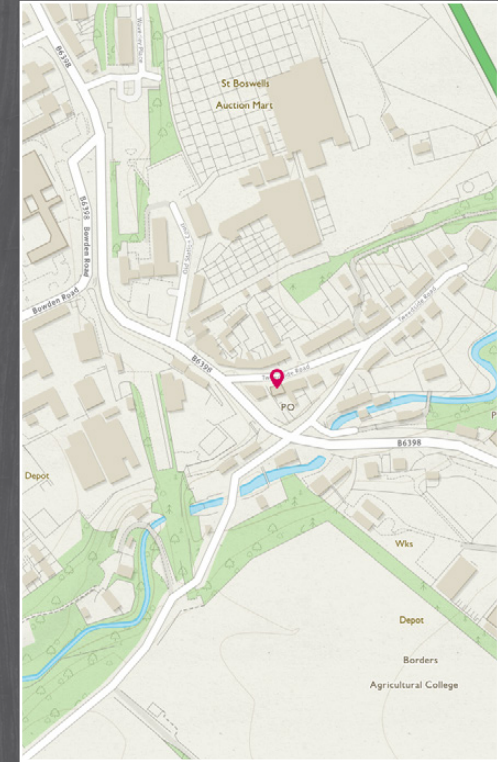
86m²

EPC Rating

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Extras (Included in the sale)

Blinds, carpets, garden shed. Other items by separate negotiation.



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