

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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52 Springfield Terrace, St Boswells

TD6 0ER

Guide Price £235,000



An immaculately presented and well-proportioned semi-detached family home. Extended to the rear to form additional living accommodation, this is the ideal family home in a sought-after location, just a short walk from St Boswells Primary School. The property has been substantially upgraded by the present owners and boasts an abundance of attractive and additional features which simply must be viewed to fully appreciate. The accommodation comprises: Hall, Lounge, Dining Kitchen, Family Room, Utility Room, Bathroom, Three Double Bedrooms and Bathroom. Externally there is a fully enclosed rear garden, large shed and double drive. Early viewing of this stunning property is absolutely essential.



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Hall
Lounge
Dining Kitchen
Family Room
Utility Room
Bathroom
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Enclosed Garden to Rear
Large Shed
Double Drive



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, 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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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52 Springfield Terrace, St. Boswells

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

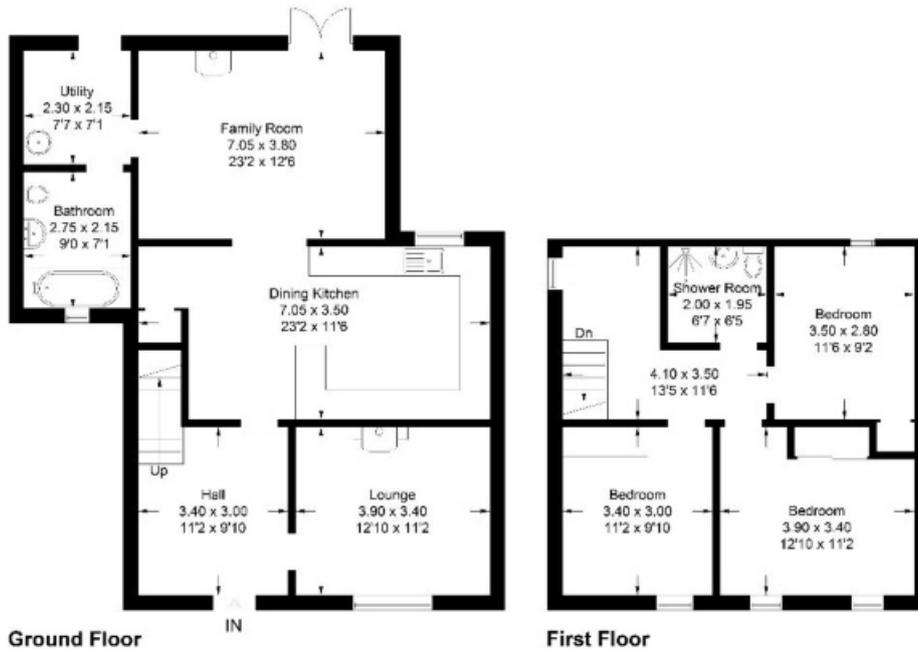


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1067110)

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.