



## 6 Whitefield Court, Newtown St Boswells

TD6 0PZ

**Fixed Price £155,000**



6 Whitefield Court enjoys an extremely private setting, tucked away from view, in a popular residential area in the town of Newtown St Boswells. This comfortably proportioned detached bungalow would perfectly suit those searching for an easily managed home to downsize to with the added benefit of the accommodation being entirely on one level. The layout is well planned, featuring a modern kitchen with dining room off, a well proportioned lounge and three good sized bedrooms as well as a shower room. There are good sized gardens to the front and rear whilst plenty of parking is available in the nearby cul de sac.





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Accommodation:

Entrance Hall

Lounge

Kitchen

Dining Area

Three Bedrooms Shower Room

Gas Central Heating

Double Glazing

Gardens to front & rear





### Location

Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and villages in the region easily accessible. One of the Borders main employers, Scottish Borders Council, is only a few minutes' walk away and the Borders General Hospital is approximately 3 miles away. The Waverley Rail link between Edinburgh and Tweedbank can be reached in about 10 minutes by car. There are an excellent range of local amenities in the village including a health centre, small supermarket, primary schooling and good public transport.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC Rating

C

### Council Tax Band

D

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



## Interested in this property?

Opening Hours:

Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



### 6 Whitefield Court, Newtown St Boswells, TD6 0PZ

Approximate Gross Internal Area = 93 sq m / 1001 sq ft

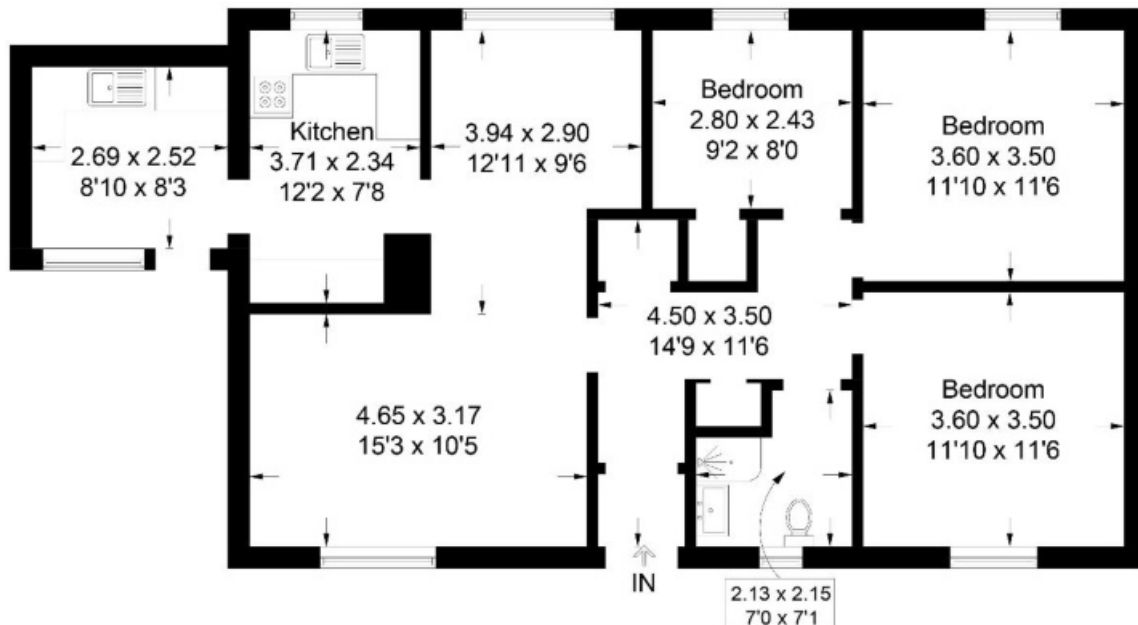


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1214589)

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.