

Spacious family home in central location at a very affordable price.

Edington & Co.

Solicitors & Estate Agents

THE OLD BAKERY

6 RAILWAY COURT, NEWTOWN ST BOSWELLS,
MELROSE, TD6 0PW



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THE OLD BAKERY

6 RAILWAY COURT,
NEWTOWN ST BOSWELLS, MELROSE, TD6 0PW

- HALL
- LOUNGE,
5.54M X 4.62M
- DINING KITCHEN
5.40M X 3.50M
- BEDROOM 1
3.92M X 3.83M
- EN-SUITE SHOWER ROOM
1.50M X 1.05M
- BEDROOM 2
4.27M X 2.10M
- BEDROOM 3 WITH
STUDY AREA
7.72M X 3.50M
- BATHROOM
2.88M X 1.84M
- UTILITY ROOM
3.03M X 1.91M
- GCH
- DG
- AREA OF ENCLOSED
GARDEN TO THE SIDE AND
REAR
- PARKING IN FRONT OF
PROPERTY FOR 2 CARS.
- COUNCIL TAX BAND D

OFFERS OVER £165,000
VALUED AT £180,000
FIRST TO SEE WILL BUY!

Description

This traditional and charming property, originally the bakery for the old Railway Hotel, is well presented and benefits from recent modernisation and upgrading throughout. Full of quirky features over two floors it now provides a very versatile living space with loads of storage and ideal for any family at a very affordable price. First to see will buy.

Ground floor

Hallway leads to Kitchen/ Dining Room at the end with Utility Room/WC off to the right. Carpeted stairs to the right of the kitchen provide access to the first floor Lounge. 7 carpeted stairs to the right provide access to the rear hallway.

The hallway has a large walk in cupboard housing the electric meters.

The Utility Room/WC houses the gas boiler and is furnished with some light grey gloss units with black marble effect work surfaces and has space for a free standing washing machine. There is also a white WC and sink.

The open plan Dining Kitchen is accessed by double doors. The kitchen area is fitted with light wood floor and wall units which are finished with grey marble effect work surfaces and tiling to splash backs. There has also been a new stainless steel sink, integrated electric hob and oven recently installed. Chimney extractor hood. Breakfast bar with 2 stools. A large picture window provides ample light and ventilation.

A step up from the kitchen leads to the dining area which has two exterior windows and an interior feature art deco window.

11 carpeted stairs outside the kitchen lead to the first floor Lounge. 7 carpeted stairs lead to the rear hallway.

Rear hallway has several large storage cupboards and provides access to Bedroom 1 and En-suite Shower Room, Bedroom 2, Bathroom and further carpeted stairs lead up to first floor Bedroom 3.

Bedroom 1 is a good sized bedroom with a step up to sleeping area. It has a window, sky light, large walk in cupboard and door to En-suite Shower Room.

Ensuite Shower Room is newly refurbished and has a large shower cubicle, sink and WC. It is finished with wet wall to splash backs and black vinyl flooring.

Bedroom 2 is a good sized double room with two cupboards and has an external door to the garden.

Bathroom is newly refurbished and has a white 3 piece suite with over bath mixer shower. Finished with white wet wall to splash backs and vinyl flooring.

Included in the sale is all carpets and floorcoverings. All light fittings. Any blinds. All white goods in kitchen

First Floor-front

The Lounge is a spacious bright room with 2 front facing windows and a roof velux.

First Floor-rear

Bedroom 3/Study is a large area and could have a variety of uses. It has 2 velux windows and a fireplace.

Outside

Fully enclosed garden to the side and rear. The side garden has a mixture of decking and gravel while the rear is laid to lawn with mature borders. 2 parking spaces to front

Location

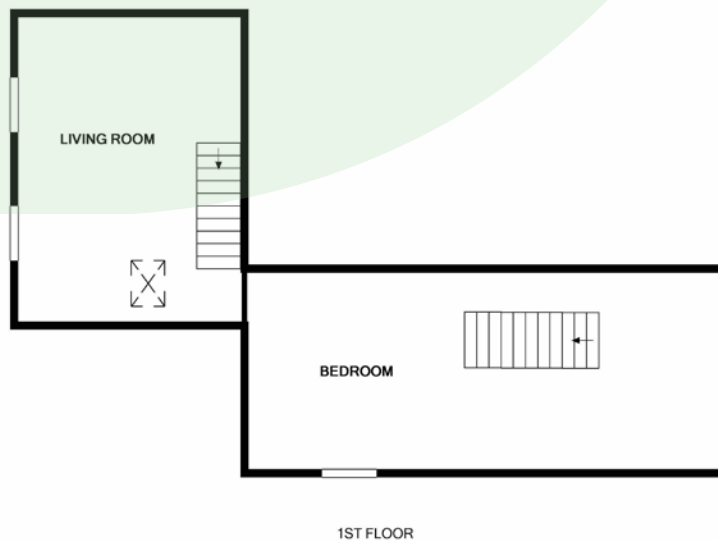
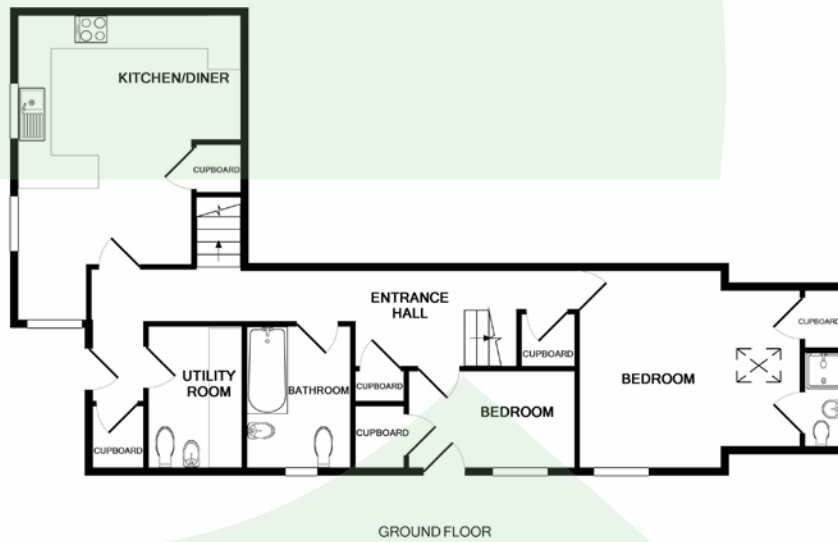
The village of Newtown St Boswells is home to Scottish Borders Council headquarters and lies just off the main A68 providing ready access to both Edinburgh and Newcastle and all the other main Border towns. The village has a selection of local shops, a small supermarket, garden centre and primary schooling, with the more comprehensive facilities found in Melrose (4 miles), Galashiels (7 miles), Jedburgh (8 miles), Kelso (9 miles) and secondary schooling at the highly acclaimed Earlston High School (6 miles).

Directions

Drive into the centre of the village and beside the newsagent is an archway. Drive through into Railway Court and The Old Bakery is on your right hand side.

Viewing

By appointment only through selling agent



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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88 High Street
Galashiels, TD1 1SQ

T: 01896 756161
F: 01896 751919

E:margery@edingtonlaw.co.uk
W: www.edingtonlaw.co.uk

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