



**10 Birley Court is an immaculately presented five-bedroom detached house, situated in a desirable residential development on the fringes of the popular Borders village of St. Boswells. Offering spacious, flexible family living throughout, the property has been well maintained and lies within a strong school catchment with amenities close-by. There are also excellent transport links, with the Borders Railway at Tweedbank around six and a half miles away.**

**Lying across two levels the accommodation comprises five bedrooms, two ensuite shower rooms, a family bathroom, a family room, a generous sitting room, a large dining kitchen, a utility room and a downstairs wc. With excellent storage, the property provides a charming family home.**

**The attractive enclosed garden sits to the rear, complete with generous lawn, patio area with access down the side and to the front. With triple driveway parking it occupies a great position in this popular cul-de-sac.**

**Most Border towns are readily accessible from St. Boswells via the A68, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. The Borders Railway, running from Tweedbank to Edinburgh, has recently opened and lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.**

**Kelso 10 miles. Edinburgh 40 miles. Melrose 5 miles. Tweedbank 6.5 miles.**

**(All distances are approximate)**

#### **Location:**

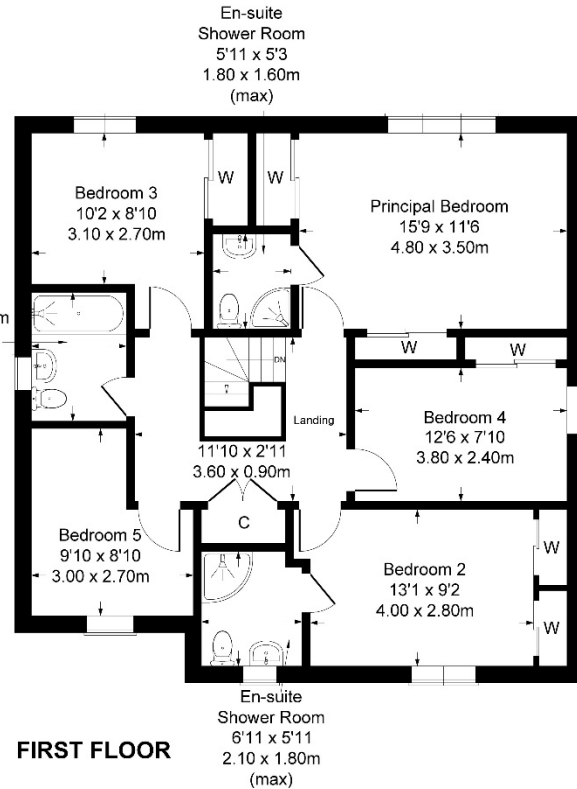
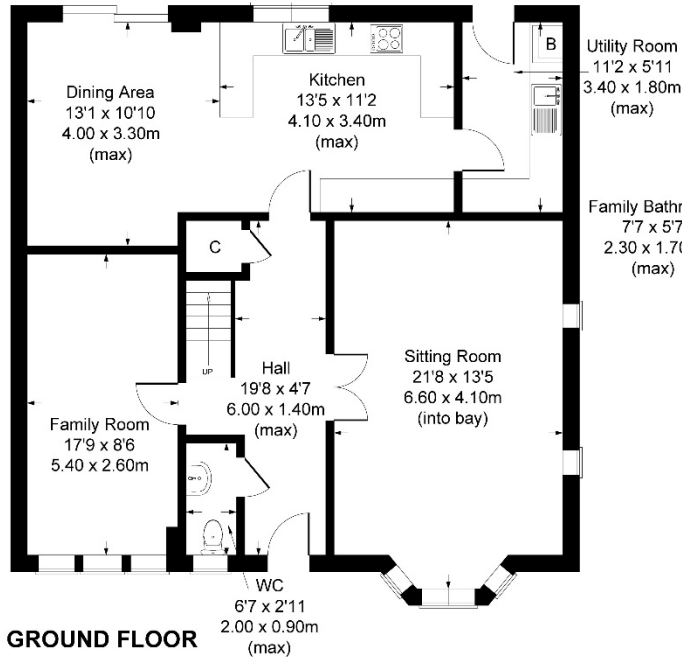
10 Birley Court is situated in a popular cul-de-sac in the heart of the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, a small supermarket, an award winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. There is also a highly regarded primary school and the property is also within the Earlston High School catchment. Nearby Melrose offers a wider range of amenities as well as the well respected St Mary's Preparatory School. The area is one of great scenic beauty with the River Tweed snaking its way through the Borders countryside with its pretty towns and villages. Fishing, golf, shooting, horse riding and walking are all readily available. Kelso (10 miles away) is a thriving market town with a larger array of amenities including a racecourse, the historic Floors Castle, home of the Duke of Roxburghe, and a championship golf course. Alternatively, Galashiels has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencer, with Kelso now benefitting from a Sainsburys supermarket.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities. Berwick-upon-Tweed, reachable in under one hour has a mainline railway serving the East Coast, and a fast train to London taking around four hours. The new Borders Railway, running from Tweedbank to Edinburgh, has recently opened and lies approximately six and a half miles away and adds to the accessibility of the St. Boswells area.



# 10 Birley Court, St. Boswells, Melrose TD6 0DT

Approximate Gross Internal Area  
1905 sq ft - 177 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2018



### Directions:

For those with satellite navigation the postcode is TD6 0DT  
Coming from the North or the South, follow the A68 to St. Boswells.  
At the Buccleuch Arms Hotel turn onto Main Street (B6404), signposted Kelso. Proceed past The Green on your left and turn right immediately after the Bus Station on your right-hand side. Continue down Jenny Moore's Road for approximately three hundred and fifty yards and into the new development. Turn first left into Polwarth Avenue, and take the second left into Birley Court. Bear right and Number 10 sits on your left-hand side.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

#### EPC Rating:

Current EPC: C75

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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