



2 Hawkslee Park is a very well presented four/five-bedroom detached family home located in the village of Newtown St. Boswells. Only four miles from the popular Borders town of Melrose the property is situated within an excellent school catchment, with superb transport links nearby, which include the Borders Railway at Tweedbank with trains running to Edinburgh.

Lying across two levels the flexible accommodation comprises four double bedrooms, an ensuite shower room, a family bathroom, a study/bedroom five, a sitting room, a large dining kitchen, a utility room and a downstairs wc. With excellent storage throughout, and a wood burning stove in the sitting room, being a particular feature, it would make a lovely home.

Externally, there is an attractive enclosed garden, which lies pre-dominantly to the rear and is mainly laid to lawn with borders, and access down the side of the property to the front. There is also a large lean-to storage shed to the side, plus driveway parking for two cars to the front of the integral garage.

Most Border towns are readily accessible from Newtown St. Boswells, with the A68 only a matter of minutes away. The Borders Railway runs from Tweedbank to Edinburgh and is approximately five miles away and adds to the accessibility of this area.

**St. Boswells 0.5 miles. Edinburgh 39 miles. Melrose 4 miles. Tweedbank 5 miles.
(All distances are approximate)**

Location:

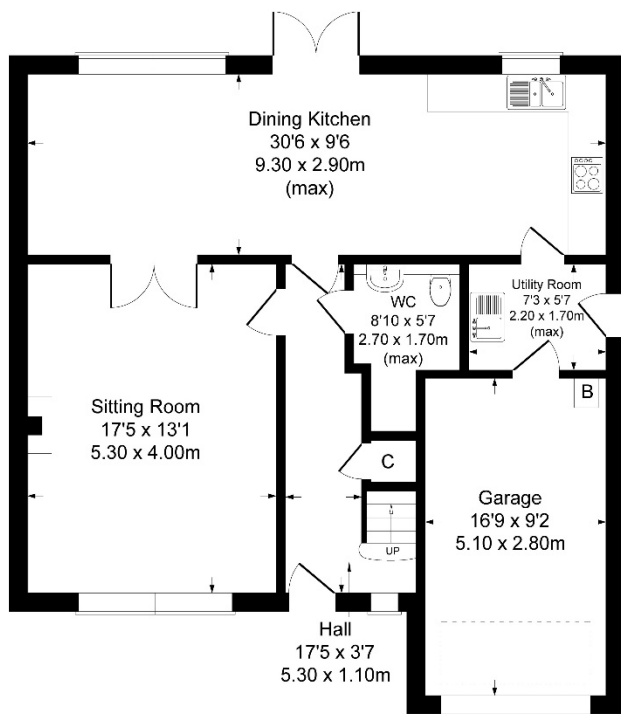
2 Hawkslee Park is situated in a popular development on the Southern fringes of the Borders town of Newtown St. Boswells, home of the region's largest employer the Scottish Borders Council, which is only a short walk. Lying just off the A68 which provides easy access to Edinburgh and Newcastle, there are an excellent range of local amenities in the town including a health centre, a hotel, a newsagent, a café, a gallery, and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts and is a very popular attraction. Nearby St. Boswells offers a wider range of amenities including the famous Buccleuch Arms Hotel, a further small supermarket, an award-winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. Primary schooling is available in Newtown St. Boswells with secondary schooling at Earlston High 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. Outdoor sports include fishing, golf, shooting, mountain biking, horse riding and walking which are all readily available. Alternatively, Galashiels, eight and a half miles away, has a large selection of High Street names such as Tesco, ASDA, Next and Marks & Spencers. Newtown 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. The Borders Railway, which runs from Tweedbank to Edinburgh, is approximately five miles away and adds to the accessibility of the Newtown St. Boswells area.



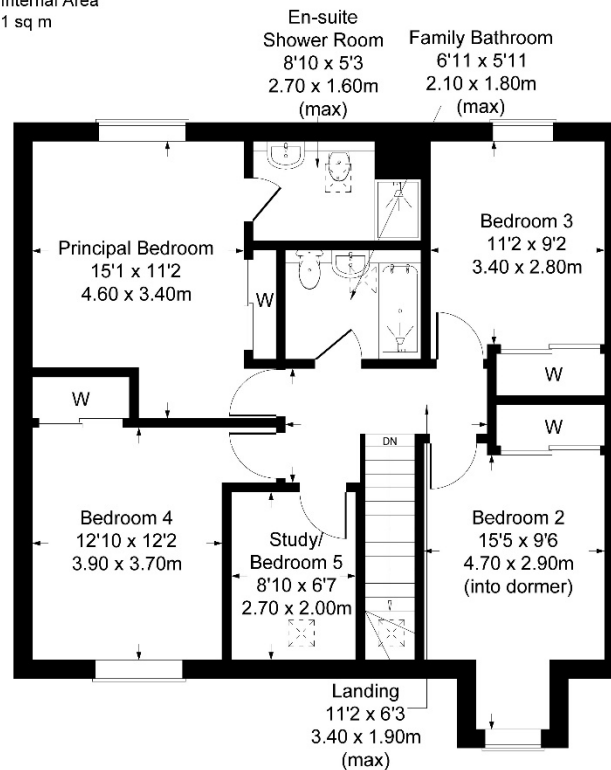
2 Hawkslee Park, Newtown St. Boswells, Melrose TD6 0PR

Approximate Gross Internal Area

1728 sq ft -161 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2019



Directions:

For those with satellite navigation the postcode for the property is: TD6 0PR
Coming from the North or the South, follow the A68 to Newtown St. Boswells.

From the North proceed through Earlston, over the Ravenswood Roundabout and towards St. Boswells. Approximately, one and a half miles before St. Boswells, take a right turn into the Southern side of Newtown St. Boswells, and then the first right into Hawkslee Park. Bear left, Number 2 sits on the left-hand side.

Coming from the South, proceed through St. Boswells, and after approximately half a mile, take the 1st left turn, into the Southern side of Newtown St. Boswells and follow the above directions.

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: E

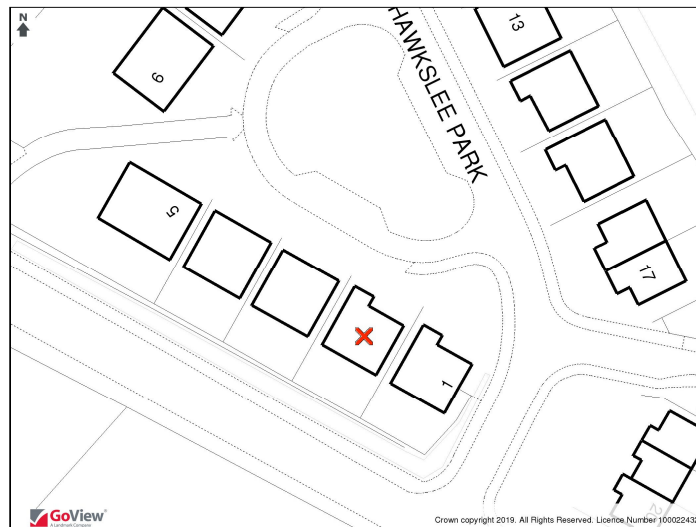
EPC Rating:

Current EPC: C78

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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