



Rosebank is a well presented three-bedroom semi-detached bungalow, situated in the heart of the popular Borders village of St. Boswells.

Lying across one level the accommodation comprises three bedrooms, a bathroom, a sitting room with dining area, and a kitchen. There is ample storage throughout the property as well as in the attic.

The property benefits from a charming front garden with lawn and borders and an enclosed garden to the rear with patio area. The double driveway parking and garage is a particular bonus of this property which lies within a strong school catchment.

Most Border towns are readily accessible from St. Boswells, as is Berwick-upon-Tweed which has a mainline railway connection to Edinburgh, Newcastle and London. 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.

**Kelso 10 miles. Edinburgh 40 miles. Melrose 5 miles. Tweedbank 6.5 miles.
(All distances are approximate)**

Location:

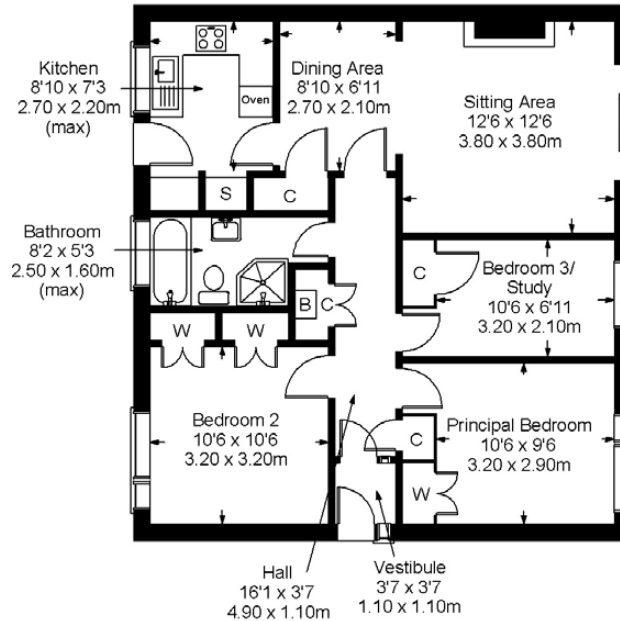
Rosebank is situated in a popular cul-de-sac in the heart of the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coo Bistrot, a Co-op supermarket, an award winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small shops. 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.



Rosebank, 2a Inchdarnie Crescent, St Boswells, Melrose TD6 0AW

Approximate Gross Internal Area
815 sq ft - 76 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

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DIRECTIONS:

For those with satellite navigation the postcode is TD6 0AW

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 into Jenny Moore's Road and turn first left into Orchard Park. Continue forward for about two hundred yards and as you begin to bear right, bear left and then turn left into Inchdarnie Crescent. Rosebank is the first property 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: D

EPC Rating:

Current EPC: D65

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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