



11 Strae Brigs is a well presented three-bedroom semi-detached house, situated in a popular residential development in the heart of the Borders village of St. Boswells. With a strong school catchment and amenities close-by it also has excellent transport links, with the Borders Railway at Tweebank around six and a half miles away.

Lying across two levels the accommodation comprises three bedrooms, a bathroom, an ensuite shower room, a sitting room, a dining kitchen and a downstairs wc. There is good storage throughout plus access to the attic.

The property benefits from a charming enclosed garden to the rear which is a particular feature and is mainly laid to lawn with a patio area. To the front there is private driveway parking for two-three cars.

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:

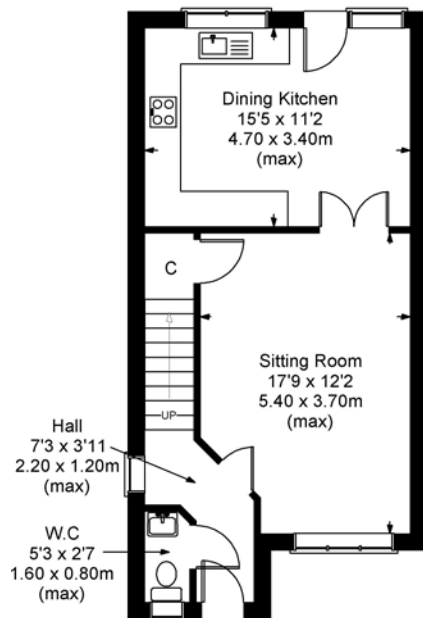
11 Strae Brigs is situated in a popular cul-de-sac in the heart of the desirable village of St Boswells, which benefits from the famous Buccleuch Arms Hotel with Blue Coe Bistrot, a Co-op supermarket, an award winning bookshop, a garage, local cricket, tennis, golf and rugby clubs and a variety of small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

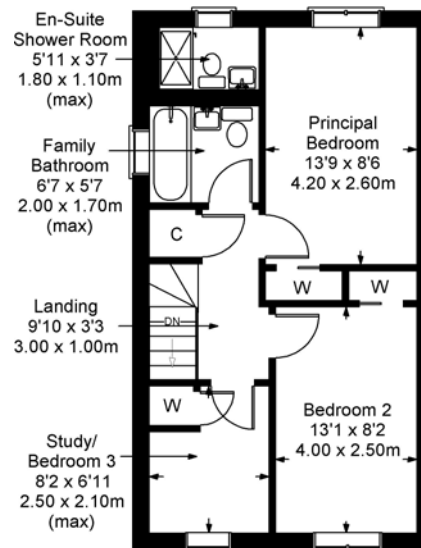


11 Strae Brigs St Boswells, Melrose, TD6 0DH

Approximate Gross Internal Area
933 sq ft - 87 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

For those with satellite navigation the postcode is TD6 0DH

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 onto Polwarth Avenue, and turn left again onto Strae Brigs. Bear left and Number 11 sits on your right-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

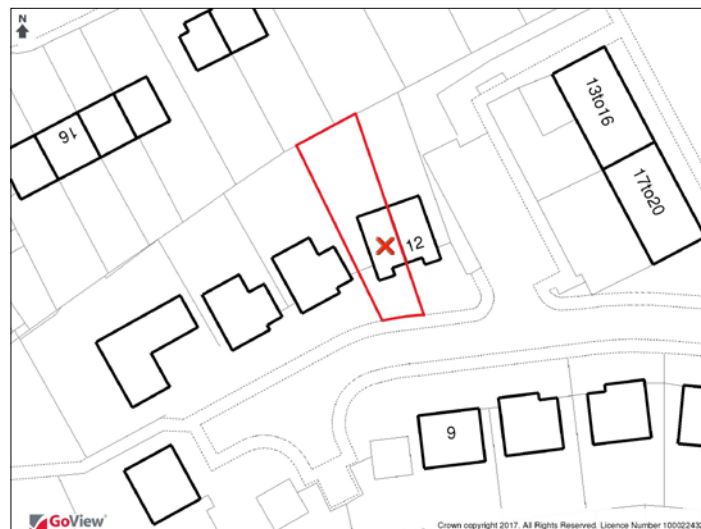
EPC Rating:

Current EPC: C77

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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