

LEGAL
HASTIN & S



2 Weirgate Steadings

St Boswells, TD6 0BP

Offers Over £285,000





This charming stone-built home is presented in excellent condition and would make an ideal choice for a family or those seeking a comfortable and easily maintained property. In addition to its peaceful village setting, the property is exceptionally well connected, with the nearby A68 providing excellent transport links both north and south.



2 WEIRGATE STEADINGS

The steading conversion has been thoughtfully designed to provide spacious accommodation over two floors. On the ground floor, a generous lounge enjoys a dual aspect and features a solid-fuel stove, creating a warm and welcoming living space. Further along the hall, the well-presented dining kitchen offers a good selection of cabinetry and appliances, along with plenty of space for a large dining table positioned beneath the window. Also on the ground floor is a useful cloakroom/WC, which is plumbed for a washing machine, with space above for a tumble dryer.

Upstairs, the principal bedroom is a bright and spacious king-size room, accompanied by two further double bedrooms and a modern family bathroom accessed from the landing.

Externally, an easily maintained courtyard style garden enjoys a pleasant southerly aspect, providing the perfect space for colourful pots and planters. The surrounding countryside offers a wealth of opportunities for walking and enjoying the outdoors, with Benrig Road and the circular route following St Cuthbert's Way towards Mertoun and Dryburgh close by.

LOCATION

The village itself benefits from independent shops such as an award winning butchers, bookshop with deli & café, interior and garden shop- as well as a post office, hotel with restaurant and small supermarket. Local schooling is available with the village primary and nursery, and within the nearby and highly regarded Earlstoun high school catchment. An abundance of leisure facilities are close to hand with a golf course, tennis court, rugby and football fields and of course the river Tweed. St Boswells is a popular choice with the commuter being just off the A68, offering swift transport links and a local train station at Tweedbank.

HIGHLIGHTS

- Excellent location

- Wonderful village community
- Easy access via A68 and Rail Link at Tweedbank
- Freshly presented home
- Off road parking
- Courtyard garden
- Excellent Home Report condition

ACCOMMODATION SUMMARY

Entrance Hall, Sitting Room, Dining Kitchen, Cloakroom W/C, Three Double Bedrooms, Bathroom. Courtyard Garden & Off Road Parking.

ADDITIONAL INFORMATION

All integrated items including the kitchen appliances, fitted blinds, curtain poles and light fittings are included in the sale price.

SERVICES

Mains gas, electric, water and drainage. Fully double glazed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band C.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested

by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £285,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



