



12 Plainfield Terrace

Newtown St Boswells, TD6 0SE



2 bed

1 public

1 bath



A Spacious Two Bedroom Terraced Townhouse With Flexible Living, A Private Garden With Summerhouse, Dedicated Office Space And Convenient Shared Parking.



12 PLAINFIELD TERRACE

This well-presented two bedroom terraced townhouse offers flexible accommodation arranged over three levels, ideal for those seeking a stylish, low maintenance home. The property boasts a spacious master bedroom, a comfortable guest room, a dedicated office space, and a versatile box room which could be used as a walk in wardrobe. To the front, a private enclosed garden provides a delightful outdoor retreat, complete with a charming summer house. Conveniently located nearby is shared parking, offering easy access for residents and visitors alike. A fantastic opportunity for first time buyers, downsizers or those looking for a well-appointed home in a sought after location.

LOCATION

Newtown St Boswells is a well-connected village in the heart of the Borders; within easy commuting distance of Edinburgh and nestled just below the Eildon Hills. The Scottish Borders Council Headquarters are within walking distance, as well as a variety of local shops and amenities, with larger shopping facilities at Galashiels some six miles distant. Newtown benefits a local Primary School and is in the catchment for the well regarded secondary at Earlston. The property is ideally placed just off the A68 and well connected to take advantage of the Border Railway, with nearby Tweedbank Station just 10 minutes from the property.

HIGHLIGHTS

- Two bedroom terraced townhouse
- Generous master bedroom plus guest room
- Dedicated office space and box room/walk in wardrobe
- Versatile layout
- Private enclosed garden

ACCOMMODATION SUMMARY

Entrance Hallway, Landing, Living Room, Kitchen, Bedroom, Box Room/Bedroom Three, Bathroom, Landing, Main Bedroom, Office.

SERVICES

Mains water, electricity, drainage, gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £110,000 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.