

HASTIN^{LEGAL}&S



24 Strae Brigs

St Boswells, TD6 0DH

Offers Over £245,000





A beautiful semi-detached family home finished in a fresh contemporary style, 24 Strae Brigs is the perfect choice for those in search of an immaculate home providing the much coveted, village life.



24 STRAE BRIGS

Being perfectly positioned within the charming village of St Boswells, where a range of excellent facilities and schools are within walking distance, the property has direct access to open countryside walks and allows an enviable balance between modern amenities and a peaceful lifestyle.

With a leafy frontage set opposite the green, and with ample unrestricted parking available, the property opens to a bright ground floor with a spacious living room styled in neutral tones with bespoke shutter blinds, plenty of space for freestanding furnishings, and a useful walk-in under stair cupboard. The adjoining dining kitchen is modern and streamline, with an excellent selection of cabinetry, integrated appliances and French doors opening to the private garden.

Upstairs, a generous master bedroom benefits king sized proportions with a stylish ensuite shower room, with two further bedrooms across the landing and the family bathroom.

Externally, in addition to a garden frontage providing screening and colour, the enclosed garden to the rear is a great complement to the accommodation and is ideal for pets and children being fully enclosed and level. With a section of lawn, patio and seating area, planted borders and side area with shed, it's an easy to keep space to enjoy.

LOCATION

Strae Brigs forms part of a popular modern development within the heart of the charming village of St Boswells; with lovely outlooks over neighbouring countryside, fields and just south of the Eildon Hills. The property is ideally positioned in the sought estate benefiting from a well-appointed plot with an open aspect to the front over the green and with no direct on looking properties. The area is exceptionally well maintained with welcoming kerb appeal, and with its peaceful location, appeals to families and retirees alike.

The village itself benefits from independent shops such as an award winning butchers, bookshop with deli & café, art gallery - as well as a post office service, hotel with restaurant and coffee shop, and

a small supermarket. Local schooling is available with the excellent 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 Village Location
- Immaculate Condition – as per the Home Report
- Family Home in Walk-In Presentation
- Private Garden
- Excellent Unrestricted Parking

ACCOMMODATION

Entrance Hall, Living Room with Walk-in Storage, Dining Kitchen, Cloakroom W/C. First Floor Master with Ensuite Shower Room, Two Further Bedrooms, Family Bathroom. Private Fully Enclosed Garden.

SERVICES

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

COUNCIL TAX

Band D.

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 £245,000 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.



