



Nearby View Shot

5 Jean Lawrie  
St Boswells, TD6 0BF



Immaculate & Stylishly Presented Three Bed Bungalow Situated in a Popular Cul De Sac in Desirable Country Village Position.

Entrance Hall, Living Room, Breakfasting Kitchen, Three Double Bedrooms and Shower Room. Wrap Around Garden with Driveway.



Enjoying a tucked away position within a desirable village and quiet cul de sac, 5 Jean Lawrie Court has been extensively upgraded to offer bright and immaculately presented accommodation. A well looked after and maintained home, the property has a fresh and contemporary décor; with oak flooring throughout, a neutral colour scheme, stylish monochrome fitted kitchen and quality finish shower room. The garden has also benefited extensive work and now affords both excellent privacy, as well as a generous lawn, courtyard, patio and neat paving. A popular area for retirees and starter families, this rarely available detached bungalow is within easy walking distance of the village amenities, and is an ideal downsizer home.

## LOCATION

St Boswells is a much sought after village; nestled in the heart of the Scottish Borders with endless rolling countryside and sitting just above the winding River Tweed. St Boswells benefits from an active community and excellent facilities including a host of independent retailers, award winning bookshop and café, butchers, convenience store, hotel, bistro and garage. Located just 40 miles south of Edinburgh and equidistant for the Borders towns of Melrose, Kelso, Jedburgh and Selkirk, local facilities within the village include a primary school, and pupils fall within the catchment area for the Secondary School at Earlston - which has a highly regarded record for academic achievement and a bus from the village centre operates to the school. The village is well positioned for transport links being just off the A68 and a short 10 minute drive to the local rail link at Tweedbank for Edinburgh on the Borders Railway.

## ACCOMMODATION LIST

Entrance Hall, Living Room, Breakfasting Kitchen, Three Double Bedrooms, Family Bathroom, In-Built Storage.

## FEATURES

- Position – everything is within easy, level walking distance of this low maintenance bungalow; with all the benefits of village life while well connected via A68.
- Contemporary finish – stylish and newly fitted kitchen, bathroom, floor and wall coverings throughout.
- Ready to move into – bright and immaculately presented.

- Condition – exceptionally well-presented and well-kept accommodation and external space. Newly installed gas central heating & combi boiler.
- Garden – courtyard area to the rear is low maintenance and perfect for pots, plants and seating area. A driveway to the side provides off-street parking. Newly turfed lawn to the front with enclosed hedging gives privacy.

## SERVICES

Mains gas, electricity, water and drainage. Double glazed.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY

Band C.

## ADDITIONAL INFORMATION

The integrated appliances, curtain poles, blinds and light fittings are included in the sale price. Kitchen white goods are available on separate negotiation.

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property, on 01750 724 160 - lines open until 10pm 7 days a week.

## PRICE and MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents Messrs Hastings & Co, The Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225 999, Fax 01573 229888. 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. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.