



4 Langlands Place  
Melrose, TD6 0SF



2 bed



1 public



1 bath



Charming Village Apartment in Excellent Condition with Comfortable Living Accommodation, Two Bedrooms and a Landscaped Colourful Garden to the Rear.

Entrance Hall, Lounge, Breakfasting Kitchen, Two Double Bedrooms, Bathroom and Garden with Outhouse.



A charming and spacious first floor apartment, beautifully presented and benefitting a central location within the Borders for amenities, transport links and a countryside aspect.

The handsome sandstone building is divided into four apartments; with 4 Langlands Place being accessed to the rear, adjacent to the off-street parking and private garden belonging to the property. A well-kept stairwell services the two upper apartments, with the main door opening to a bright hallway and leading to the accommodation. The living room sits quietly to the rear and is well appointed with plenty of space for lounge and dining furnishings; finished in a neutral décor with a large window overlooking the gardens below. The adjoining kitchen is a great use of space, being fully fitted with an excellent range of modern cabinetry, integrated appliances, a sunny dual aspect and a breakfasting bar. The two bedrooms sit across the hall and are comfortable and well presented with plenty of natural light, with the contemporary bathroom accommodating a shower-over bath, attractive tiling and down lighters. This easily maintained property benefits a charming enclosed rear garden, which has been recently professionally landscaped to create a pleasant patio seating area with colourful planted borders and the use of a stone built outhouse perfect for storage of bikes and garden tools.

A super spot as a starter home or for those looking to downsize to a quiet area, with great potential as a holiday home!

#### 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.

#### FEATURES

- Central Position for Amenities & Transport
- Immaculately Presented & Easily Maintained Property and Garden.
- Off-street Parking & Outhouse Storage
- Ideal Investment or Buy-To-Let

#### ADDITIONAL INFORMATION

All floor, wall coverings and fitted appliances are included in the sale price.

#### ENERGY EFFICIENCY

Band C.

#### COUNCIL TAX

Band A.

#### SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Double glazing.

#### VIEWING & HOME REPORT

Viewings and Home Report available on request from the selling agents on 01750 724 160 -lines open until 10pm 7 days a week.

#### PRICE & 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.

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.