



18 Strae Brigs  
Melrose, TD6 0DH



This beautifully kept first floor apartment enjoys a fantastic location being perfectly positioned within the charming village of St Boswells, where a range of excellent facilities and transport links are within walking distance.



The stylish and bright apartment is well proportioned with a welcoming living room overlooking the private gardens below, with a fully fitted modern kitchen with space for breakfasting table, two generous double bedrooms and a bathroom.

The property benefits a private section of garden which is fully enclosed with timber fencing, mostly laid to lawn with planted borders and a gate opening to the residents parking area.

With direct access to open countryside walks allowing an enviable balance between modern amenities and a peaceful lifestyle, this is a super choice for a first-time buyer or indeed for those in search of easily kept and central accommodation.

#### 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 privately owned apartment block is fitted with secure entry door, an immaculate communal stair and overlooks the green 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 Earlston 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
- Walk-In Presentation
- Private Garden
- Excellent Unrestricted Parking

#### ACCOMMODATION LIST

Secure Entry System, Hall & Stairway. Apartment Hall, Living Room, Kitchen, Two Double Bedrooms, Storage, Bathroom.

#### SERVICES

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

A communal service charge for the stairwell, lighting communal grass areas is payable.

#### COUNCIL TAX

Band B.

#### ENERGY EFFICIENCY

Band B.

#### VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160

#### PRICE & MARKETING POLICY.

Offers Over £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.