





6 Sergeants Park

TD6 0QG

Set within the picturesque countryside of Newton St. Boswells, it is a pretty Borders village which lies just off the A68 some thirty-eight miles South of Edinburgh city centre between Earlston and St Boswells.

Contrary to the obvious, Newtown is very old. It was recorded in 1529 when it was already a well-established community. Previously it has been known as Newtoun, Newtown of Eildon, Newton and Newtown of Dryburgh.

Within the village, there are amenities to meet everyday needs including post office/newsagent, local primary school and a number of small shops including newsagents and grocers. There is also a community centre, medical practice and church. The local secondary school is Earlston High School just a short journey away. Frequent bus services provide access to Melrose, Galashiels, Earlston and Edinburgh.

Fantastic opportunity to purchase a lovely two bedroom semi-detached house with excellently maintained front and rear gardens and driveway parking.

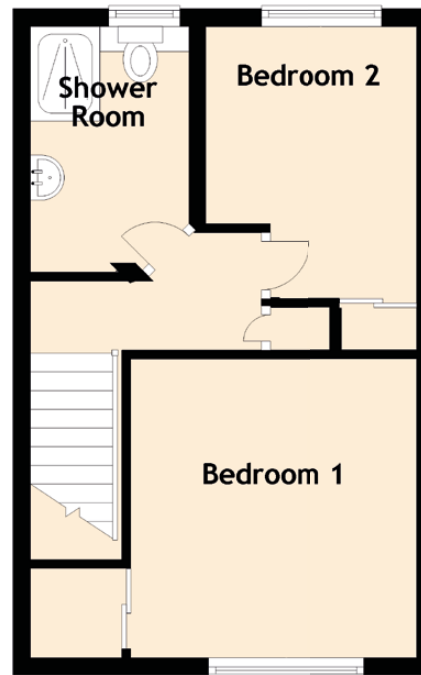
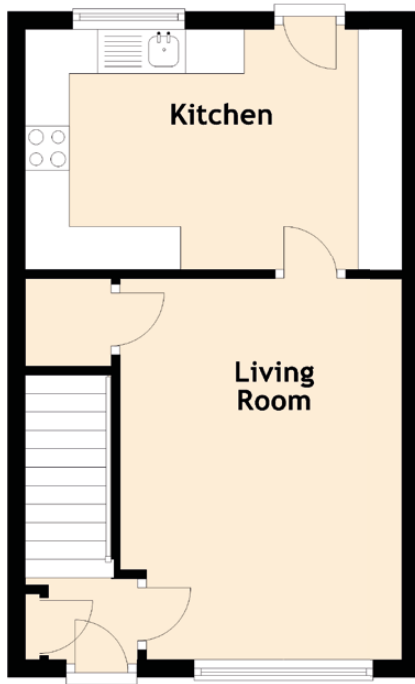
The property comprises on the **ground floor**; good sized living room with large window, modern kitchen with integrated oven and gas hob and access to the rear garden.

The **upper floor** comprises; two good sized double bedrooms, both of which benefit from built-in wardrobes with mirror doors, and a modern shower room.

The rear garden has been beautifully landscaped with decking over two levels and stunning views.

The property has double glazing throughout and benefits from gas central heating.



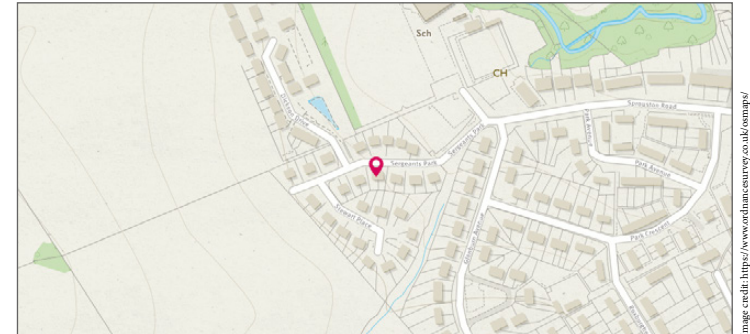


Approximate Dimensions (Taken from the widest point)

Living Room	4.32m (14'2") x 3.20m (10'6")
Kitchen	4.13m (13'7") x 2.73m (8'11")
Bedroom 1	3.34m (10'11") x 3.20m (10'6")
Bedroom 2	3.04m (10') x 2.45m (8')
Shower Room	2.74m (9') x 1.62m (5'4")

Gross internal floor area (m²) - 62

EPC Rating - C



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