

Situated in St. Boswells is this charming, historic 4 bedroom property with large private gardens and spacious rooms. This rare object will draw great interest and we recommend viewing at your earliest convenience so you don't miss the chance to own a part of Borders history.

Edingtons WS

Solicitors & Estate Agents

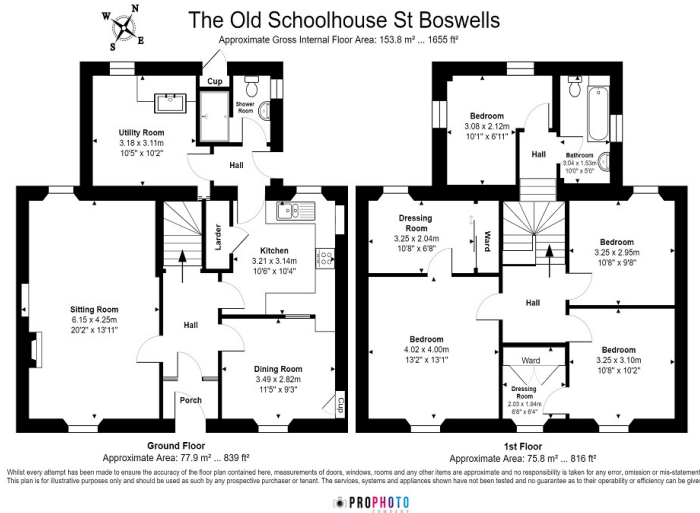
OLD SCHOOLHOUSE THE CROFT

ST. BOSWELLS MELROSE TD6 0AE



EPC: D

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- **4 Bedrooms (1 with large, 1 with smaller sized dressing rooms)**
- **Good sized Family Kitchen with Larder**
- **Utility Room**
- **Dining Room**
- **Sitting Room**
- **Family Bathroom**
- **Shower Room**
- **Large Gardens (Front and Rear)**
- **Off Street Parking for two cars plus Garage**
- **GCH/ single and some double glazed wooden windows**
- **Council tax Band E**

OFFERS OVER £340,000

Located in the heart of St Boswells, the stunning semi-detached property was originally built in the 1830's as the house attached to the local school. With its traditional stone exterior, attractive slate roof and working shutters in many of the rooms, The Old Schoolhouse has an undeniable sense of character and charm.

Extras:

Some floor coverings, curtains / blinds and light fittings are included in the sale.

Services:

Mains water, drainage and sewage, gas, electricity, telephone, tv and broadband connections.

Location:

St Boswells is a picturesque and charming village, located in the heart of Scottish Borders, nestled between the River Tweed and the rolling hills of the surrounding countryside. The village is named after Saint Boswells, a 7th-century monk who is said to have lived and preached in the area, and his legacy is still felt in the local community today.

The village offers a peaceful and tranquil way of life and boasts a good range of local amenities, including an award-winning independent

bookshop, deli and homeware shop, post office, butchers, grocery store, gun shop, a selection of cafes and restaurants and a popular primary school. There is a thriving community that hosts a wide range of events and activities throughout the year. There are also plenty of sporting facilities with village cricket, tennis and rugby clubs as well as a 9 hole golf course. The nearby towns of Melrose, Kelso and Galashiels offer a wider range of shops, supermarkets and services, including a health centre, Borders General Hospital, Borders College, Sports Centres and Borders Railway.

For those who love the great outdoors, the Scottish Borders offers a wealth of opportunities for hiking, cycling, fishing and golfing. The property is also well situated for access to Edinburgh, which is just an hour's drive away or can be reached using the train line from Tweedbank to Edinburgh Waverley.

Viewing:

Viewing is strictly by appointment with the Selling Agents.

Offers:

The property is marketed at offers over £340,000



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