



1 Carra Cottage, Newtown St Boswells, Melrose, TD6 0PW  
Offers offer £220,000



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Nestled in a quiet and tucked-away position just off the main road, 1 Carra Cottage is a delightful three-bedroom end-terraced home full of character and charm.

The property offers a spacious and well-proportioned layout, featuring a large separate kitchen and a comfortable living area—ideal for both relaxing and entertaining.





Upstairs, you'll find three bedrooms along with a generously sized bathroom, providing ample space for family living.





Externally, the cottage benefits from a private front garden, perfect for enjoying outdoor time in a peaceful setting.

The property also includes the valuable addition of three private parking spaces.

Ideally located for nature lovers, there are beautiful woodland and riverside walks right on the doorstep, including access to the nearby River Tweed.

Despite its tranquil setting, the property is well positioned for commuters, with convenient access to both Edinburgh and Newcastle.

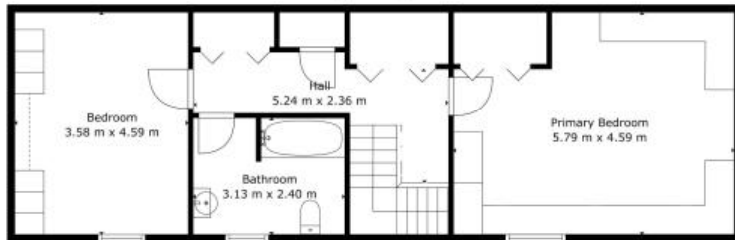
Combining a quaint, traditional feel with practical living space, this home is perfect for those seeking a peaceful retreat within easy reach of local amenities and transport links.



**Carra Cottage**  
Railway Court, Newtown Street, Boswells, TD6 0PW

Approx. Gross Internal Area:  
1614.59 Sq Ft (150 Sq M)

For Identification purposes only. Not to scale.



1st Floor



Ground Floor

Newtown St Boswells is a charming and well-connected village in the heart of the Scottish Borders, offering a blend of rural tranquillity and everyday convenience. The village provides a range of local amenities including shops, a primary school, restaurants, and leisure facilities, while also serving as an administrative hub for the region. Surrounded by picturesque countryside, residents can enjoy scenic walks and outdoor pursuits, particularly along the nearby River Tweed. Despite its peaceful setting, Newtown St Boswells is ideally situated for commuters, with good road links to Edinburgh and other Borders towns.

## Get in touch



0131 644 6060



[sales@monarch-legal.co.uk](mailto:sales@monarch-legal.co.uk)



[monarch-legal.co.uk](http://monarch-legal.co.uk)

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The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.