



Fallwood, Eildon

Guide Price £425,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Fallwood is a highly desirable modern energy saving house located within the small village of Eildon, tucked away enjoying a particularly peaceful and private setting. The property offers an extremely spacious layout, arranged over two floors, which has been finished to a high standard and offers a substantial yet easily managed family home which is available for sale in true move in condition. There are many pleasing features, but of particular note is the large feature entrance hall with oak staircase to the first floor and the spacious lounge with large brick Inglenook fireplase housing a wood burning stove. Heating is by way of an energy efficient ground source heat pump, with the ground floor benefiting from underfloor heating. The easily managed gardens are enclosed featuring decking to both the front and rear. A large gravelled drive ensures there is ample private parking.

FEATURE HALL CLKRM/WC

LOUNGE LARGE DINING KITCHEN

UTILITY LANDING/FAMILY ROOM

MASTER BEDROOM (EN-SUITE)

THREE DOUBLE BEDROOMS

FAMILY BATHROOM

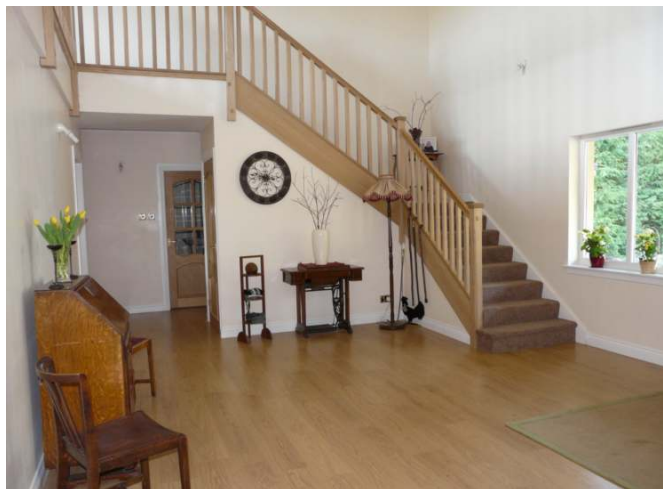
EASILY MAINTAINED GARDENS

LARGE DRIVE

GUIDE PRICE £425,000

LOCATION

The property is set within the desirable village of Eildon, which lies within easy reach of Melrose. The historic Abbey town of Melrose is one of the most sought after locations in the Scottish Borders. The town offers a rural life style with excellent sporting facilities. The town is on the route of the Southern Upland Way, excellent hotels and restaurants and boasts a thriving shopping centre. Excellent schooling is available both at the local Primary School and St Marys Preparatory School with secondary schooling in the nearby town of Earlston. Borders General Hospital is located around a 5 minute drive from the property and Scottish Borders Council is only a mile or so away.



DIRECTIONS

Travelling into Eildon from Newtown St Boswells follow the road up the hill passing the entrance for Eildonbank. Fallwood is located just beyond this on the right hand side of the road.



ENTRANCE HALL: 6.90M X 4.80M

The property is entered through a double glazed door which leads into this beautiful feature entrance hall which is extremely spacious and could accommodate an excellent range of furniture. The decor is neutral, whilst the floor is laid with attractive wooden flooring, whilst an oak staircase provides access to the first floor. There is a useful built-in cupboard fitted underneath the staircase and a further cupboard which provides excellent storage space. Natural light is provided by the windows at first floor level and there is a further window to the front of the property.

CLOAKROOM/WC: 1.25M X 3.66M

A useful additional facility which comprises a suite of WC and wash hand basin. The decor and flooring is carried through from the hall and there is a frosted window allowing for ventilation and light.

LOUNGE: 8.12M X 5.10M

This is a very well proportioned room which has space for ample furniture and is well lit by two rear set windows which enjoy outlooks over the garden. The room is tastefully decorated in a pastel shade of green, with plain coving fitted to the ceiling, and is laid with practical wooden flooring. The large Inglenook brick fireplace houses the wood burning stove and provides the room with an extremely attractive focal point. Fitted with a TV point and telephone point.

DINING KITCHEN: 9.84M X 4.20M

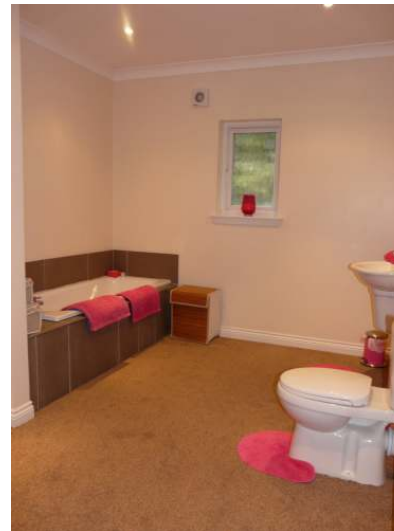
A particularly spacious room which has a large modern kitchen and a large dining area; creating the ideal focal point for the entire family. The kitchen area is fitted out with an excellent range of contemporary black floor and wall mounted units, incorporating a built-in oven and separate hob and a stainless steel sink and drainer set into the dark worktops. There is also



space for a fridge freezer. The remainder of the room is freshly decorated in cream, with tile effect flooring laid in the kitchen and wooden flooring to the dining area. This is a nice bright room featuring two windows to the side of the property and sliding patio doors which lead out onto the decking at the rear. Finished with an excellent range of ceiling downlighters and fitted with a TV point.

UTILITY ROOM: 2.10M X 4.20M

Accessed through a door from the kitchen, this large utility has space and plumbing for a washing machine, dishwasher and freezer. It houses the heat pump and has a door which leads out to the garden at the side. There is also a window positioned to the front of the property which provides natural light.



BEDROOM THREE: 4.89M X 4.50M

Conveniently located on the ground floor, this is a spacious double bedroom which benefits from a built-in wardrobe fitted with sliding mirrored doors. It is decorated in cream, with coving fitted to the ceiling, and is laid with wooden flooring. Set to the front of the property.

BEDROOM FOUR/STUDY: 3.90M X 3.40M

Set to the rear of the property this is another good sized double room which would also make a useful home office or study if desired. There is space for a good range of furniture. Decorated in cream, fitted with plain coving, and laid with wooden flooring.

FAMILY BATHROOM: 3.43M X 2.90M

Positioned between the two downstairs bedrooms, this is a well appointed bathroom which comprises a modern white suite of WC, wash hand basin, bath and separate shower cubicle with mains powered shower. The room is decorated in cream, with tiling fitted to splash back areas, and is laid with a complementing beige carpet. A frosted window to the side provides light.

FEATURE LANDING/FAMILY SITTING AREA: 8.40M X 5.10M

This large upper landing provides further living accommodation, making an ideal family sitting area which could be altered for a number of different uses. There are two large windows to the rear letting in ample natural light and enjoying lovely open outlooks. The decor is cream whilst the floor is laid with a beige carpet, and there is a central heating radiator.





MASTER BEDROOM: 5.50M X 4.14M

A very spacious master bedroom which could accommodate an excellent range of bedroom furniture and also benefits from a built-in wardrobes along one wall which are fitted with sliding mirrored doors. The room is nicely decorated in a pastel shade of green, is laid with a beige carpet, and has a window to the side providing ample light. Fitted with a central heating radiator.

EN-SUITE: 2.50M X 2.40M

A good sized en-suite which is fitted with a white suite of WC and wash hand basin, along with a double shower cubicle. The decor is carried through from the bedroom providing continuity, with tiling fitted to full height behind the shower. Finished with a chrome heated towel rail and fitted with an extractor fan.

BEDROOM TWO: 7.10M X 4.44M

Another very spacious double room with space for an excellent range of furniture. The room is decorated in blue, is fitted with a cream carpet, and has a window to the side of the property. Finished with modern track lighting and fitted with a TV point and central heating radiator.



OUTSIDE:

The property sits upon generous gardens which extend to the front and rear. The rear garden is particularly private, including mature trees and provides a lovely environment for children and/or pets. The gardens as a whole are easily managed and include a raised timber deck with seating area to the rear which extends around to the front of the property. A large gravelled drive allows parking for around 5-6 cars.

SERVICES:

Mains drainage, water, and electricity. Telephone. Heating by ground source heat pump. Double Glazing. Total energy costs including heating, hot water & lighting is around £1200.00 per annum.

FIXTURES AND FITTINGS:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

VIEWING:

By appointment with the Selling Agents.



ENTRY:

By mutual agreement.

SELLING AGENTS:

CULLEN KILSHAW Solicitors and Estate Agents
7 Market Square, Melrose, TD6 9PE
Telephone: 01896 822796 Fax: 01896 823465
Email: melrose@cullenkilshaw.com
Website: www.cullenkilshaw.com

PRICE:

A Guide Price of £425,000 is sought and should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest or any offer.

IMPORTANT:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained within. Any prospective purchaser will be held to have satisfied themselves that the information given is correct.

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