

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Kippilaw Hill, Melrose

TD6 9HF

Asking Price £465,000



Set amidst delightful extensive gardens, Kippilaw Hill is an attractive and deceptively spacious detached villa, located in a stunning semi-rural area with fantastic views. The property has been individually architect designed by the present owners and offers exceptionally bright, spacious and flexible accommodation. The large garden that surrounds the property provides a perfect vista from which to enjoy the uninterrupted views of the stunning Borders countryside. Benefiting from an abundance of attractive and additional features including a detached double garage, drive, and 3 acre paddock. Properties in this area rarely come onto the open market and as such, early viewing is essential.



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Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
Shower Room
Master Bedroom with Dressing Room & En-Suite
Three Further Double Bedrooms
Family Bathroom with Shower

Oil Fired Central Heating - Multi-Fuel in Lounge
Double Glazing

Large Garden
Three Acre Paddock with Stabling
Large Drive
Double Garage
Greenhouse



Location

Kippilaw Hill is located only a few miles from the Abbey town of Melrose and enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities nearby include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose, St Boswells and Newtown St Boswells with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is around a 10 minute drive away.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains water and electricity. Private drainage. Oil fired central heating, double glazing.

EPC

D

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Melrose, Tel 01896 822 796
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Kippilaw Hill, Melrose, TD6 9HF

Approximate Gross Internal Area = 295.4 sq m / 3180 sq ft
(Excluding Void)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID462955)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.