

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**4 Danielton Cottages,
Dingleton Road, Melrose**
TD6 9QW

Guide Price £145,000



4 Danielton Cottages is a three bedroom first & upper floor maisonette style property, located in a peaceful and sought after area, just a short walk from the town centre and all the good amenities on offer within Melrose. The property is presented in good order throughout and benefits from many pleasing features. An ideal family home in a great location. Viewing highly recommended.



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Hall
Lounge
Kitchen
Three Bedrooms
Shower Room

Double Glazing
Gas Central Heating

Garden
Summerhouse
Two Outhouses

Location

The Abbey town of Melrose 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 in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The curtains, blinds, cooker, and white goods are also included in the sale. Other items of furniture may be sold by separate negotiation.

Services

Mains drainage, water, gas and electricity. Double glazing, gas central heating.

EPC

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

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Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@celshaw.com © (D) 5/2017

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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.

Full members of:

