Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Harleyburn Avenue, Melrose

TD6 9JZ

Guide Price £185,000

17 Harleyburn Avenue is a comfortably proportioned semi-detached property, located in a sought after modern development, set towards the outskirts of the popular Abbey town of Melrose. The property is presented in immaculate order throughout and benefits from many pleasing features including well-proportioned rooms, a lovely garden to the rear and a monoblocked drive to the front. Viewing recommended to fully appreciate.

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TD6 9JZ

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Hall
Downstairs WC
Lounge
Dining Kitchen
Three Bedrooms
Bathroom with Separate Shower

Gas Central Heating
Double Glazing

Garden
Drive

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.

Services
Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC
C

Council Tax Band
E

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

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Interested in this property?

Melrose

Call 01896 822796

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Also At:

Galashiels,	Tel 01896 758 311
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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868

GROUND FLOOR

1ST FLOOR

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.