

Melrose
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9 Harleyburn Avenue, Melrose

TD6 9JZ

Guide Price £185,000



An extremely attractive semi-detached dwelling which is located within a popular and highly sought after area of Melrose. The comfortably proportioned accommodation is in excellent order throughout; ideally suited to those searching for an easily managed home which is ready to move into. Outside, there are gardens to the front and rear, the latter of which includes a raised deck which is ideal for seating. A drive to the front provides convenient private parking.



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GROUND FLOOR:
ENTRANCE HALL
DOWNSTAIRS WC
LOUNGE
DINING KITCHEN
UTILITY ROOM

FIRST FLOOR:
BEDROOM ONE
BEDROOM TWO
BEDROOM THREE
BATHROOM

OUTSIDE
GARDEN WITH RAISED DECK TO THE REAR
MONO-BLOCKED 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 Earlston or Galashiels. The Borders Railway station at Tweedbank is a five minute drive away.

Description:

9 Harleyburn Avenue is an extremely attractive modern semi-detached dwelling which is located within a popular and highly sought after area of Melrose, tucked away enjoying a very private setting within a quiet residential cul de sac. The property provides very comfortably proportioned accommodation, which is in excellent order throughout; ideally suited to those searching for an easily managed home which is ready to move into. On entering the property there is a useful WC at ground level alongside a staircase which leads up to the first floor accommodation. Off the hall there is a good sized lounge which is set to the front of the property, allowing space for a good range of furniture, whilst the spacious dining kitchen to the rear is of particular note; featuring patio doors out to the rear garden and creating a focal point of the home. Upstairs, there are three comfortably sized bedrooms and a family bathroom which houses a shower enclosure in addition to the bath. Outside, the rear garden has been adapted to make best use of the space, featuring a raised timber deck which is ideal for outdoor entertaining. A drive to the front of the property provides convenient private parking.

Fixtures and Fittings:

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

Services:

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

EPC:

C

Viewings:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

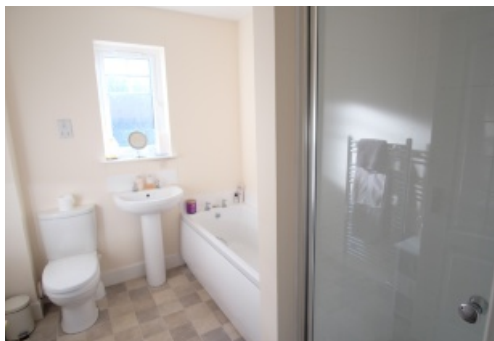


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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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9 Harleyburn Avenue, Melrose, TD6 9JZ

Approximate Gross Internal Area
97.4 sq m / 1048 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 515622)

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.