

Melrose
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32 Harleyburn Drive, Melrose

TD6 9JX

Guide Price £260,000



A most attractive semi-detached family home, located within a popular modern development on the outskirts of Melrose. The property is presented in excellent order throughout, boasting a very spacious layout which is perfectly suited to those searching for an easily managed family home which is ready to move into. Outside, there are well presented gardens to the front and rear whilst a large drive and garage ensures there is ample private parking.



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GROUND FLOOR:

Entrance Hall
Downstairs WC
Lounge
Large Dining Kitchen
Utility Room

FIRST FLOOR:

Master Bedroom with Large En-Suite Bathroom
Two Further Double Bedrooms
Family Bathroom

OUTSIDE

Landscaped Tiered Garden to Rear
Garage
Two Car 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:

32 Harleyburn Drive is an extremely attractive modern semi-detached dwelling which is located within a popular and highly sought after area on the outskirts of Melrose. 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, with double doors leading through to the kitchen. The spacious dining kitchen to the rear is of particular note; featuring patio doors out to the rear garden, creating a real focal point of the home, off which is a useful utility room. Upstairs, there are three large double bedrooms, with the master bedroom boasting a spacious en-suite with bath in addition to a separate shower cubicle. The family bathroom also houses a shower enclosure in addition to the bath. Outside, the rear garden has been cleverly landscaped to provide a tiered garden with large patio area; perfect for entertaining. A large drive with space for two vehicles leads into to the single garage ensuring there is ample private parking provision.

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.



Interested in this property?
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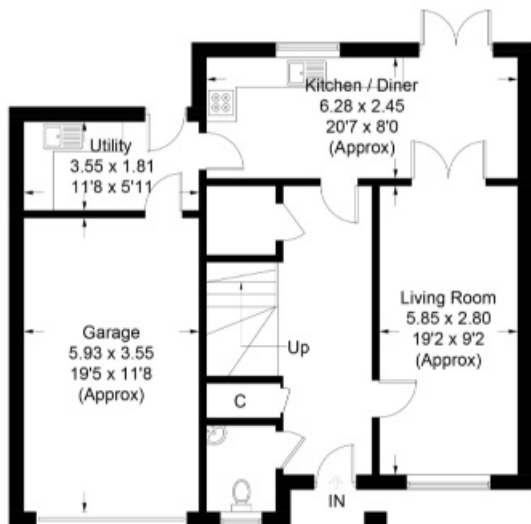
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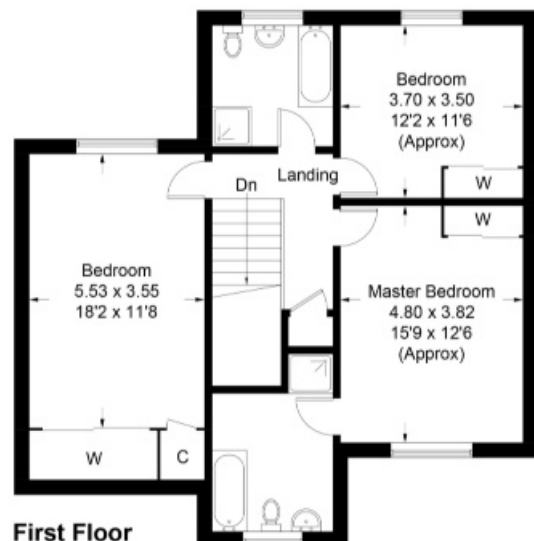


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Approximate Gross Internal Area = 166.1 sq m / 1788 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplans4us.com © (ID517047)

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.