

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



8 Montgomerie Terrace, Gattonside

TD6 9NT

Fixed Price £330,000



8 Montgomerie Terrace is a most attractive detached dwelling which benefits from a quiet cul de sac setting in the sought after village of Gattonside. The property benefits from a well planned split level layout; providing generous living accommodation, and is presented throughout in very good order ensuring this easily managed home is truly ready to move into. The large dining kitchen with centre island is of particular note; ideal for entertaining. Outside, there are easily kept gardens to the front, side and rear alongside a garage and drive which ensure there is ample private parking.



8 Montgomerie Terrace, Gattonside

TD6 9NT

Fixed Price £330,000

GROUND FLOOR:

Entrance Hall
Dining Room
Downstairs WC

LOWER GROUND FLOOR

Lounge
Large Dining Kitchen/Family Room
Utility Room

FIRST FLOOR

Master Bedroom with En-Suite & Dressing Area
Second Bedroom with En-Suite
Family Bathroom

Second Floor

Two Further Double Bedrooms



Location:

Gattonside is a highly sought after village, approximately half a mile on foot from the Abbey town of Melrose, separated by the River Tweed with the pedestrian access via the Chain Bridge, an iron linked suspension bridge. Melrose has an excellent variety of specialist shops, bars, restaurants, and other recreational facilities that can be reached by car in a few minutes. Many of the principal towns and villages, as well as several of the regions major employers, are close at hand. The Borders Railway between Edinburgh and Tweedbank is a 5 minute drive from Gattonside.

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?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



8 Montgomerie Terrace, Gattonside, TD6 9NT

Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 191.1 sq m / 2057 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID526042)

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.