

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Crimond, Friarshaugh, Gattonside

TD6 9LT

Guide Price £300,000



Crimond is a most attractive detached bungalow which occupies a lovely private setting just outside the sought after village of Gattonside, taking in lovely open views of the surrounding countryside toward the Eildon Hills. The layout is well planned and very generously proportioned, creating a superb family home, and is presented in good order throughout, with the large lounge/dining room of particular note enjoying direct access out onto the viewing balcony via a sliding doors. Outside, there are well kept gardens surrounding the house whilst a large drive with car port ensure there is ample private parking. In addition, there is a useful detached workshop.



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ACCOMMODATION:

Entrance Hall
Lounge/Dining Room
Dining Kitchen
Utility
Four Bedrooms
Two Shower Rooms

Outside
Generous Gardens
Detached Workshop
Triple Car Port
Large Drive

Gas Fired Central Heating
Double Glazing
Ample Storage



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, whilst Melrose is around a 20 minute walk.

Directions:

Travel out of Gattonside on the B6360 heading for Leaderfoot/Earlston. On leaving the village take a right turn where signposted for Friarshaugh. Follow the road down where Crimond is the first property on the left hand side, with a large drive providing ample pull in 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:

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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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 136.8 sq m / 1472 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID527497)

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.