

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Harleyburn Avenue, Melrose

TD6 9JZ

Guide Price £185,000



22 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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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.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Melrose, Tel 01896 822 796
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22 Harleyburn Avenue, Melrose

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

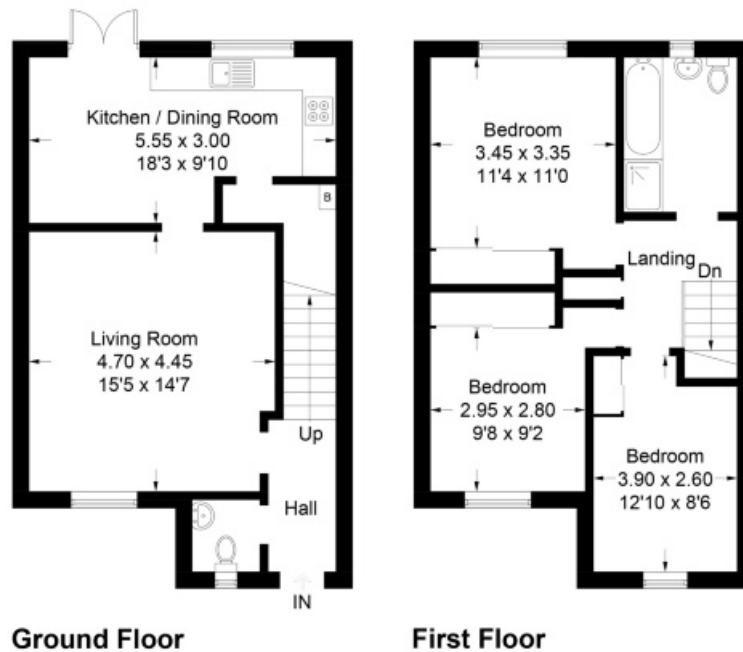


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 565918)

Full members of:



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