

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Post Box Cottage, Smiths Road, Darnick

TD6 9AL

Guide Price £120,000



This unique and quirky semi-detached cottage enjoys a central position in the sought after village of Darnick. The cottage boasts plenty of character; ideally suited to those seeking a holiday retreat, easily managed home to retire to or starter property, and is presented in immaculate order throughout with excellent attention to detail. The kitchen and bathroom have recently been upgraded, and the whole property refurbished, ensuring it is truly ready to move into. There is a small section of the garden to the front which is ideal for seating, in addition to a further area positioned opposite the property. Of particular benefit is a private parking space providing very convenient off road parking.



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Accommodation Comprises:
Entrance Vestibule
Open Plan Lounge/Kitchen
Double Bedroom
Bathroom

Outside:
Small enclosed garden to front
Additional garden area opposite the property
Private parking space

Gas Central Heating
Double Glazing

Location:

Darnick is within easy walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region, the Borders General Hospital is close by and the Scottish Borders Council HQ in Newtown St Boswells is just a few minutes away. 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 Greenyard Rugby ground. Primary schooling is provided in Melrose with secondary in Earliston or Galashiels. Regular bus services run through Darnick and the Tweedbank railway station is around a 10-15 minute walk from Darnick.

Directions:

Travelling into the village proceed along the main street taking the third turning on the right into Smiths Road. Post Box Cottage sits approximately half way along on the left hand side.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The wardrobes in the bedroom are also to be included.

Services:

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

EPC Rating:

E

Viewing:

Strictly by appointment with the Selling Agents.

Entry:



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Full members of:

