

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 Harleyburn Avenue, Melrose

TD6 9JZ

Guide Price £260,000



25 Harleyburn Avenue is a stunning semi-detached family home, located within in a popular modern development on the southern fringes of Melrose, at the foot of the Eildon Hills and close to the Golf Course. The property has been substantially upgraded by the present owners and is presented in immaculate order throughout with quality fittings and fixtures and great attention to detail. Early viewing of this lovely property is an absolute must to avoid disappointment and to fully appreciate.



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Hall
Downstairs WC
Lounge
Large Dining Kitchen
Utility Room
Master Bedroom with Large En-Suite Bathroom
Two Further Double Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Landscaped Garden
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 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

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

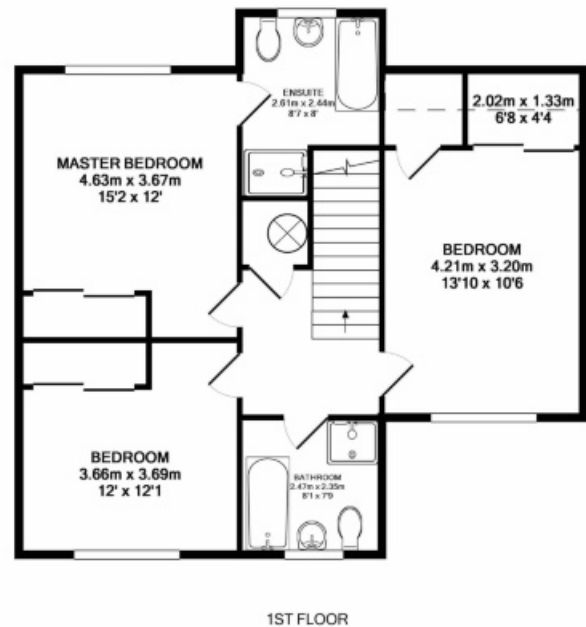
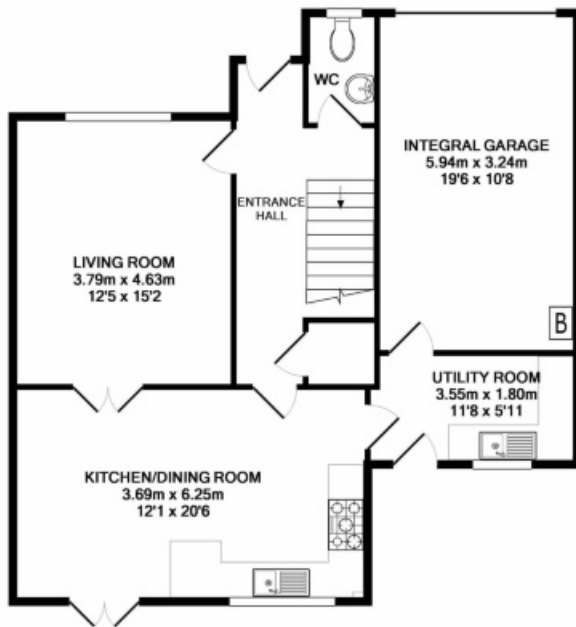


Interested in this property?
Melrose
Call 01896 822796

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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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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