

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Croft, Dundas Terrace, Melrose

TD6 9QU

Guide Price £385,000



Set within one of the most desirable areas of Melrose, The Croft is a fabulous semi-detached property which enjoys an elevated position, commanding superb views over Melrose and the countryside beyond. The property offers very comfortably proportioned accommodation and has a lovely mix of traditional and modern which works extremely well. Presented in very good order throughout, the property benefits from an abundance of attractive features including well-proportioned & flexible rooms, dining kitchen, en-suite, large bathroom, large basement rooms currently used as a utility room & workshop, large garden, garage used as a gym/home office and drive. Early viewing essential.



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Hall
Lounge
Dining Kitchen
Family/Dining Room
Master Bedroom with En-Suite Shower Room
Two Further Double Bedrooms
Large Bathroom

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Large Basement Rooms
(Currently used as Utility Room & Workshop)
Garage
(Currently used as a Gym/Home Office)
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

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

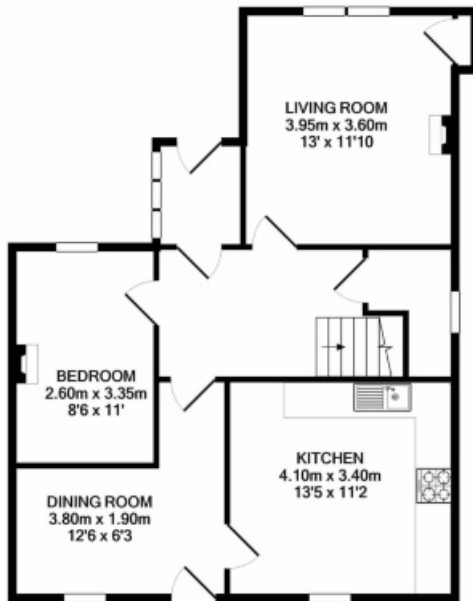


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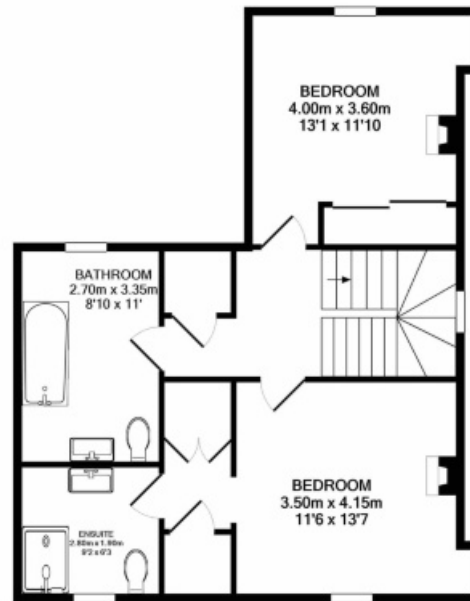
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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GROUND FLOOR



1ST FLOOR

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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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.