

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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24 Eildon View Melrose

TD6 9RH

Guide Price £149,995



24 Eildon View is a comfortably proportioned semi-detached property located in a popular residential area in the sought after Abbey town of Melrose, with lovely open outlooks toward the Eildon Hills. The property is presented in immaculate order throughout and benefits from many pleasing features including town generous double bedrooms with inbuilt storage, breakfasting kitchen, decking area to front, driveway providing off street parking and an easily maintained patio area of ground to rear. Early viewing is a must to avoid disappointment.



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Ground Floor:
Entrance Hall
Lounge
Breakfasting Kitchen

First Floor:
Modern Bathroom
Two good sized double bedrooms with wardrobes

Outside:
Decking area to front
Driveway
Patio to rear



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 Earlston. The Borders railway station at Tweedbank is a five minute drive away.

Description:

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Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services:

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

EPC:

C

Council Tax Band:

C

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
Email: melrose@cullenkilshaw.com

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

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Galashiels, Tel 01896 758 311
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Kelso, Tel 01573 400 399
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24 Eildon View, Melrose

Approximate Gross Internal Area
60.7 sq m / 653 sq ft

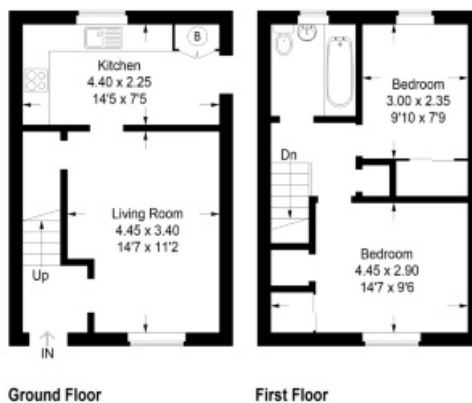


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Full members of:



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.