

**Melrose**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Invergarry, Abbotsford Road, Darnick

TD6 9AJ

**Offers Around £275,000**



Invergarry is a delightful detached bungalow, located in the heart of the popular village of Darnick, ideally placed for access to the Borders General Hospital and Tweedbank railway station. The property is presented in good order throughout and although would benefit from some modernization, it boasts many pleasing features including separate utility and pantry, modern shower room, three good sized bedrooms, conservatory, and gardens to front and rear. Generously sized driveway with single garage ensure ample private parking. Properties of this type are a true rarity on the open market and as such early viewing is considered essential.



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## Accommodation:

Entrance Hall  
Utility Room  
Pantry  
Kitchen  
Living Room  
Conservatory  
Shower Room  
Master Bedroom  
Bedroom 2  
Bedroom 3

## Outside:

Electric Door Garage  
Generous Driveway  
Large Rear Garden  
Two Timber Sheds

## Services:

Gas Central Heating  
Double Glazing



**Location:**

Darnick lies within walking distance of the historic Abbey town of Melrose and enjoys easy access to many of the major employers within the region, for example the Borders General Hospital and SPPA is well within walking distance and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away by car. 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. The central Borders town of Galashiels is only three miles from Darnick and provides an excellent range of shopping and recreational amenities, whilst Melrose has a superb range of quality specialist shops and several good bars and restaurants. Sporting facilities in Melrose include tennis courts, cricket club and golf course, as well as the famous Greenyards rugby ground. The nearby river Tweed provides pleasant walking trails and fishing. Primary schooling is provided in Melrose with secondary in Earlston. Regular bus services run through Darnick and the Tweedbank railway station is within easy reach.

**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 and double glazing.

**EPC:**

D

**Council Tax Band:**

E

**Viewings:**

Strictly by appointment with the Selling Agents.

**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

Also At:  
Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



### Invergarry, Darnick

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft  
Garage = 21.4 sq m / 230 sq ft  
Total = 116 sq m / 1248 sq ft

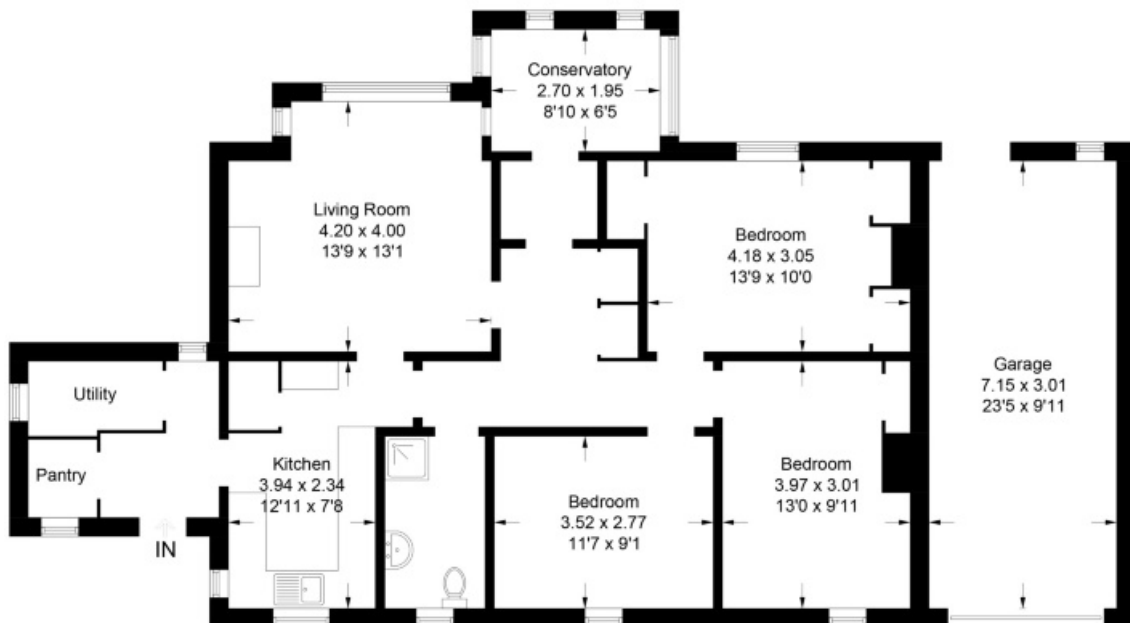


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID710253)

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.