

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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48 Priors Walk Melrose

TD6 9RD

Guide Price £165,000



48 Priors Walk is a comfortably proportioned end-terraced family home, located within a popular and sought after residential area of Melrose with lovely open outlooks. The property is presented in good order throughout and benefits from many pleasing features including three bedrooms, shower room and a generous enclosed garden. Early viewing essential.



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Accommodation:
Entrance Porch
Hall
Lounge
Dining Kitchen
Shower Room
Three Bedrooms

Outside:
Garden to Front & Rear
Lovely Open Views
Gas Central Heating
Double Glazing



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.

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:

B

Viewing:

Strictly by appointment with the selling agent.

Entry:

By mutual agreement.



Interested in this property?
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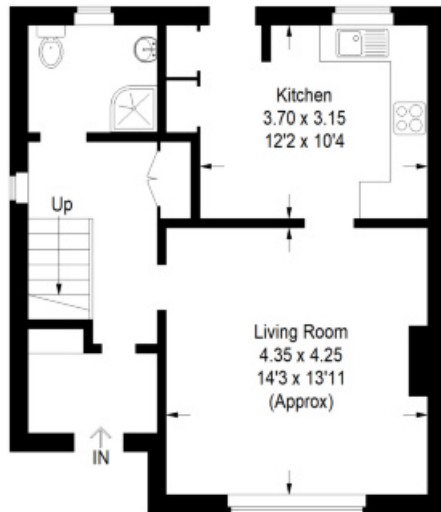
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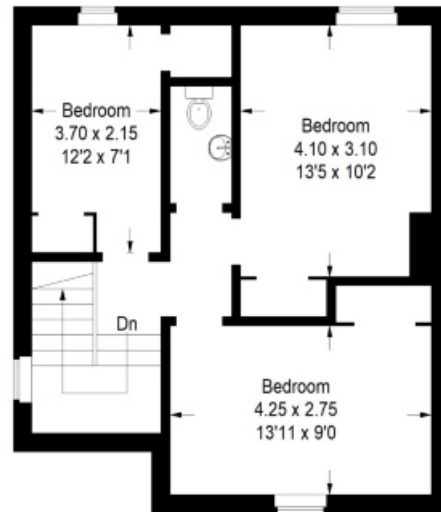


48 Priors Walk, Melrose

Approximate Gross Internal Area
94.9 sq m / 1021 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID712707)

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.