

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Eildon View

MELROSE

Guide Price £130,000



With lovely interrupted views of the Eildon Hills, 22 Eildon View is a good-sized semi detached property, located in a sought after residential area in the popular town of Melrose. Although general modernisation throughout is required, it offers great potential as a starter property or rental investment and has been successfully let by the current owners for a number of years. Early viewing advised.

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Entrance
Living Room
Breakfasting Kitchen
Bathroom
Two Bedrooms

Gardens to Front & Rear
Driveway
Shed
Electric Heating
Double Glazing
Solar Panels



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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services:

Mains drainage, water, electricity, electric heating, solar panels, double glazing.

EPC:

E

Council Tax Band:

D

Viewings

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement

22 Eildon View, Melrose

Approximate Gross Internal Area = 83.1 sq m / 647 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. www.cullenkilshaw.com © (2020/21)



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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.

Full members of:

