

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Eildon View, Orchard Park, Darnick

TD6 9AR

**Offers Over £270,000**



Eildon View is a charming detached bungalow situated in the heart of the highly desirable village of Darnick. Enjoying a corner position at the edge of a peaceful cul-de-sac, this well-proportioned and easily maintained home offers lovely views of the Eildon Hills. The property features a modern kitchen and a stylish shower room, enhancing its appeal. Set on a generous plot, it boasts a private garden to the front, side, and rear and a driveway provides convenient off-road parking. The property has planning permission in place to extend, offering potential for further development. Early viewing of this lovely property is considered essential to avoid disappointment.



# Eildon View, Orchard Park, Darnick

TD6 9AR

Offers Over £270,000

Hall  
Lounge  
Kitchen  
Utility  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Three Sheds  
Drive



### Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency within easy walking distance of Darnick and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. 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 courts, a bowling green and a golf course, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. Regular bus services run through Darnick and Tweedbank railway station around a 10 – 15 minute walk.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The light fittings in the lounge and bedrooms are specifically excluded from the sale.

### Services

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

### EPC

D

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**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  
Jedburgh, Tel 01835 863 202  
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  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**Eildon View, Orchard Park, Darnick**

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

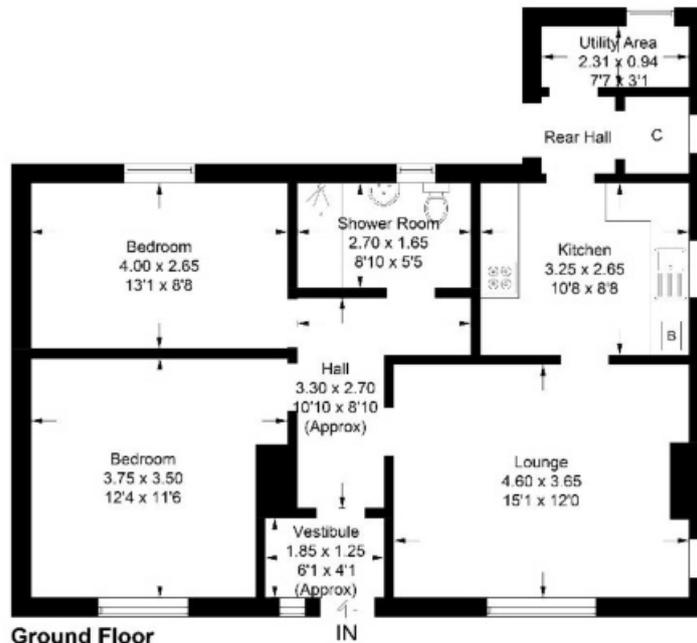


Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1165195)

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.