

Melrose

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SOLICITORS & ESTATE AGENTS

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Eildonlea, Dingleton Road, Melrose

TD6 9QN

Guide Price £245,000



An attractive three-bedroom semi-detached home set at the foot of the Eildon Hills in the historic Abbey town of Melrose. The accommodation is extremely well proportioned throughout with the ground floor opening into a spacious lounge/dining room with patio doors leading out to a private rear garden, alongside a contemporary fitted kitchen and a convenient downstairs WC. Upstairs there are three well-proportioned bedrooms and a modern shower room. Outside, gardens wrap around the front, side and rear of the house, with the enclosed rear plot offering an ideal family space complete with a summerhouse. A single garage and driveway provide secure off-street parking. The entire property is in excellent order providing an easily managed home combined with a prime location within comfortable reach of local shops, cafés, schools and scenic walking and cycling routes.



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Ground Floor
Entrance Hall
Downstairs WC
Spacious Lounge/Dining Room
Kitchen

First Floor
Three Bedrooms
Shower Room

Well kept gardens to the front & rear
Summerhouse

Garage
Driveway



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 at the highly regarded Earlston High School or Galashiels Academy. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC Rating

D

Council Tax Band

D

Viewings

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 79.3 sq m / 853 sq ft

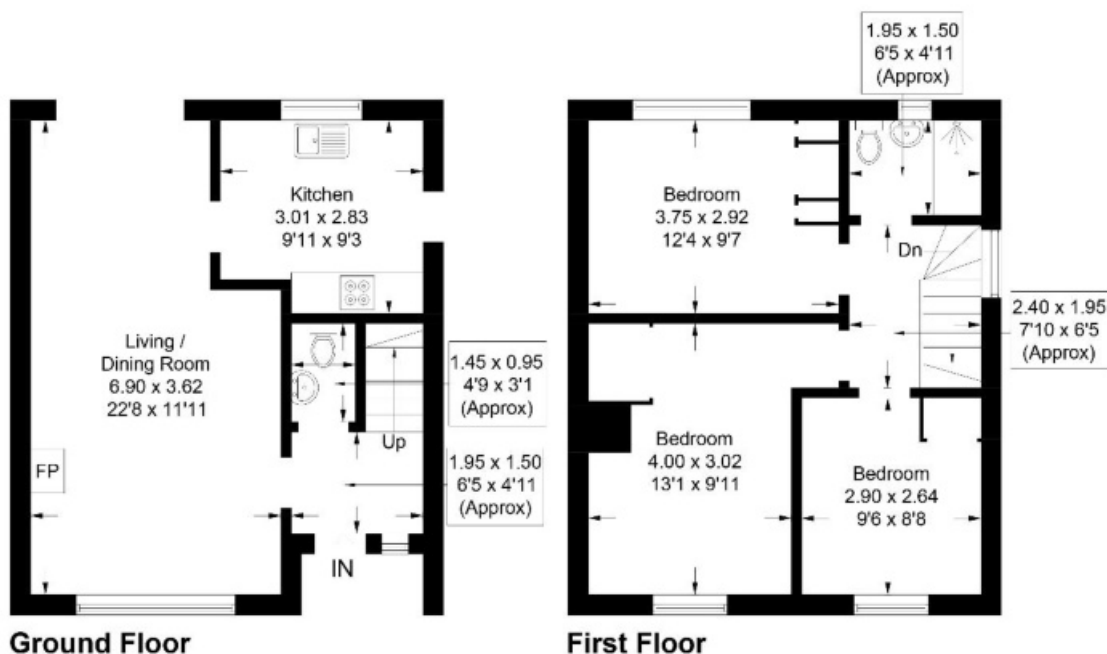


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235749)

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