

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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49 Eildon Crescent, Melrose, TD6 9QL

Guide Price £140,000



49 Eildon Crescent is a particularly attractive first floor flat, located in a highly sought after area of Melrose, enjoying lovely views towards the Eildon Hills. Accessed via a door at ground level and benefiting from its own internal stair, the layout opens out to provide spacious accommodation ideally suited to those searching for an easily managed starter property. The entire property is presented in excellent order, ensuring it is truly ready to move into; whilst the modern kitchen is large enough for casual dining and the master bedroom is particularly spacious affording room for a good range of furniture. Outside, there is a private area of garden to the rear with plenty of parking available on street. Early viewing of this desirable property is highly recommended.



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Accommodation:
Internal Stair
Hall
Lounge
Breakfasting Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private garden to the rear
On Street Parking



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, bowls and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. 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, and electricity. Gas central heating. Double glazing.

EPC Rating

C

Council Tax Band

A

Viewings

By appointment with the Selling Agent



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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 75.2 sq m / 809 sq ft

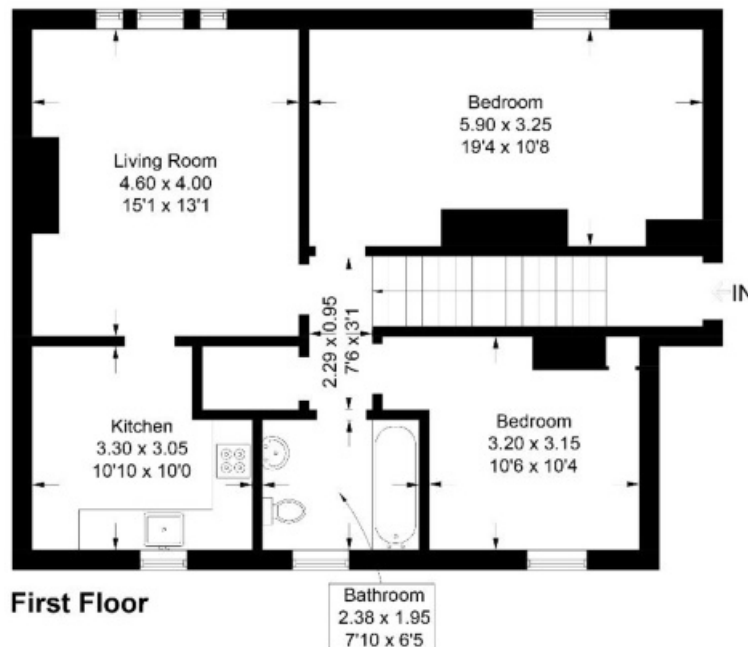


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1253373)

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.