

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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40 Fairways

Melrose, TD6 9HL

Guide Price £250,000



A well presented three bedroom semi detached home located in one of Melrose's most sought after residential areas. This easily managed family property is in good order throughout and offers well proportioned accommodation ideal for modern living. The lounge/dining room sits to the rear of the house and benefits from patio doors that open directly onto the garden, creating a lovely flow between indoor and outdoor space. The kitchen and bedrooms are all comfortably sized, making the home practical as well as inviting. Externally, the property enjoys generous gardens to both the front and rear, providing plenty of room for children, pets, or outdoor entertaining. A private drive to the side offers excellent off street parking. Altogether, this is a fantastic opportunity to secure a desirable family home in a prime Melrose location.



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Ground Floor:
Entrance Hall
Lounge/Dining Room
Kitchen

First Floor:
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Gardens to front & rear
Drive



Location

Melrose offers a unique blend of historical charm, natural beauty, and modern amenities, making it a highly desirable location for discerning buyers. This picturesque town, nestled in the heart of the rolling Borders countryside is steeped in history, most notably its iconic Melrose Abbey, a stunning ruin that whispers tales of Scotland's past. Beyond its historical significance, Melrose boasts a thriving town centre, where a delightful blend of independent boutiques, inviting cafes and traditional pubs create a warm and welcoming atmosphere. Residents enjoy a strong sense of community, participating in local events and embracing the town's friendly spirit. For outdoor enthusiasts, the surrounding landscape offers a wealth of opportunities, from leisurely strolls along the River Tweed to more challenging hikes up the iconic Eildon Hills, whose triple peaks provide panoramic vistas of the surrounding Borders countryside. The renowned Greenyards, home to Melrose Rugby Football Club, adds a vibrant sporting dimension to the town, fostering a strong sense of local pride and community spirit. Melrose also benefits from excellent transport links, making it easily accessible to Edinburgh and other major cities. The town's strong sense of community, combined with its stunning setting and convenient location, creates a truly exceptional place to live. Whether you're seeking a peaceful retreat or a vibrant town to call home, Melrose offers the perfect balance of rural tranquility and urban convenience.

Fixtures & Fittings

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

Services

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

EPC Rating

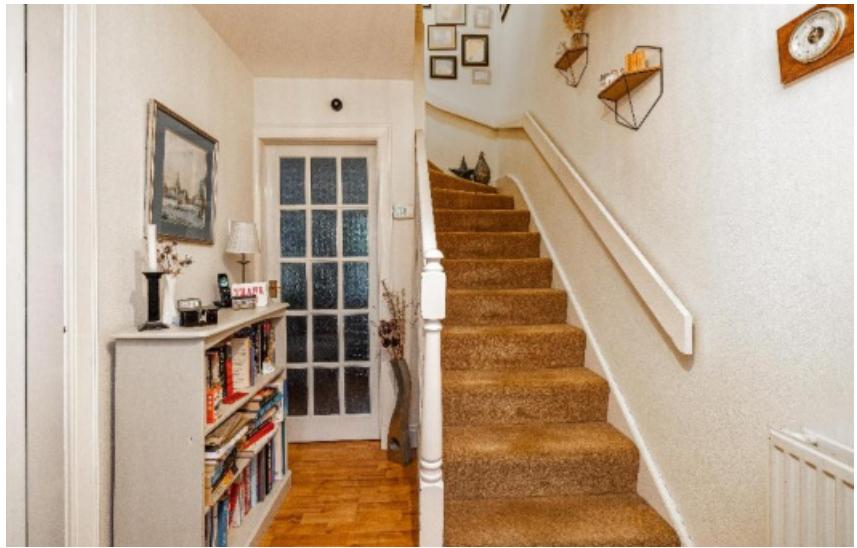
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Council Tax Band

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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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 80.8 sq m / 870 sq ft

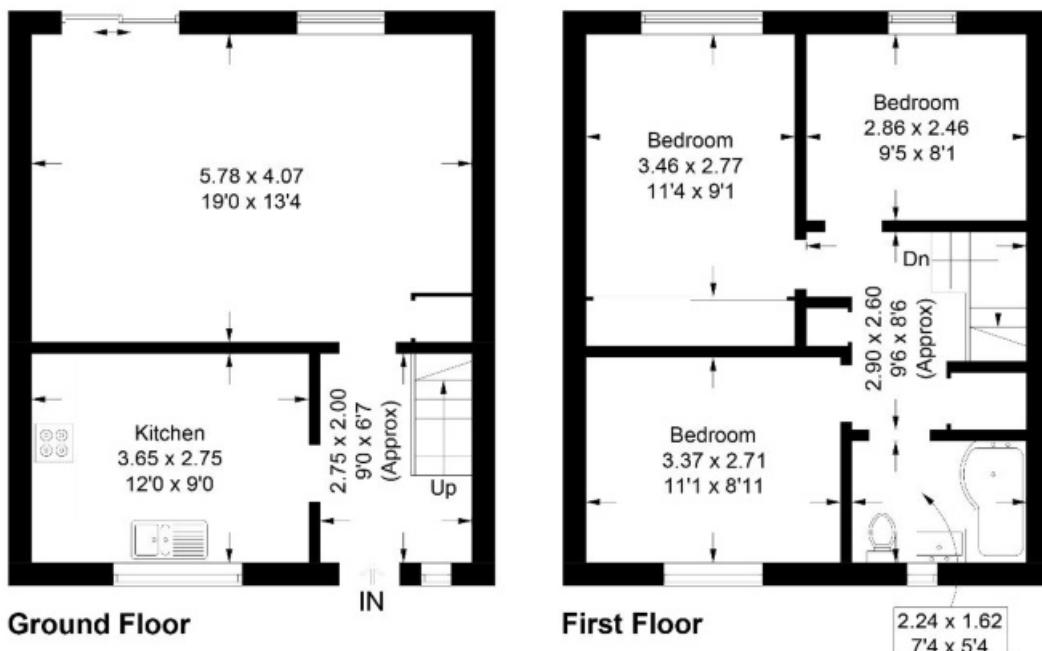


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