

Melrose

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SOLICITORS & ESTATE AGENTS

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34 Eildon Crescent, Melrose, TD6 9QL

Offers Over £140,000



Set within one of Melrose's most sought after residential areas, this attractive two bedroom ground floor flat offers a rare combination of low maintenance living and truly outstanding views. Enjoying uninterrupted outlooks towards the iconic Eildon Hills, the lounge features patio doors that frame the scenery beautifully and open directly onto the private garden - an idyllic spot to relax, dine outdoors, or simply take in the views. The accommodation is generously proportioned and presented in move in condition, appealing to a wide variety of buyers including downsizers, first time purchasers, and those seeking a peaceful Borders base. Both bedrooms are well sized, while the overall layout feels bright, comfortable, and easy to maintain. The private garden is undoubtedly one of the home's standout features: a lovely, sheltered space that makes the most of the exceptional setting and provides a sense of privacy that's hard to find so close to the town centre. A superb opportunity to secure a well located, ready to enjoy home with some of the finest views Melrose has to offer.



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Accommodation:

Hallway

Lounge

Kitchen

Two Double Bedrooms

Shower Room

Private garden



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 rolling 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 light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

D

Council Tax Band

A

Viewings

By appointment with the Selling Agent



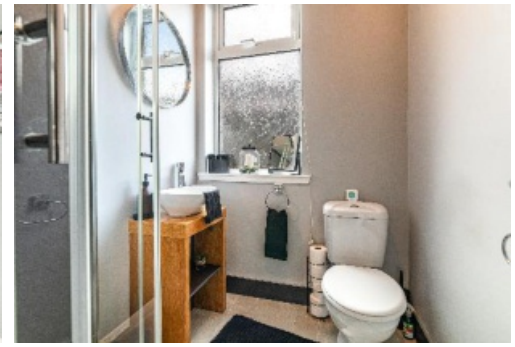
Interested in this property?
Call 01896 822796

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Approximate Gross Internal Area = 59.72 sq m / 643 sq ft

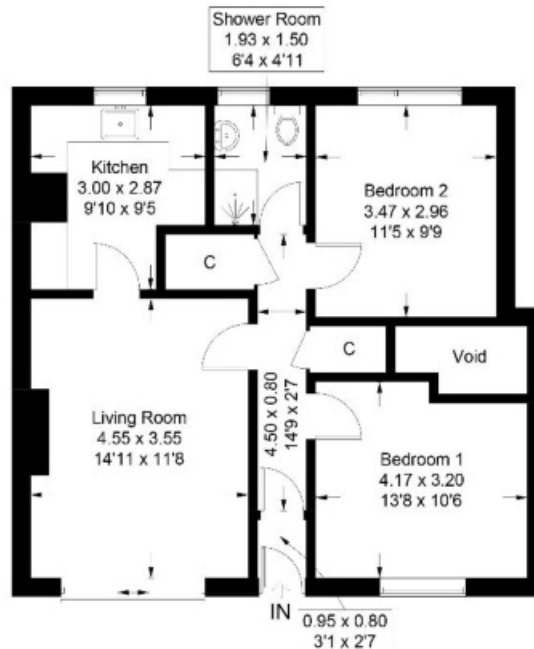


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291391)

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.