

**Melrose**

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## 5 Harleyburn Avenue, Melrose

TD6 9JZ

**Offers Over £250,000**



Situated within a sought-after modern development on the outskirts of Melrose, 5 Harleyburn Avenue is a well-presented semi-detached family home, offering stylish and well-proportioned accommodation throughout. The property comprises a welcoming hall, bright lounge, spacious dining kitchen, downstairs WC, three bedrooms and a family bathroom with separate shower. Externally there is a driveway to the front and an enclosed, landscaped garden to the rear. Enjoying an enviable position at the foot of the Eildon Hills, the home benefits from wonderful walks right on the doorstep and sits adjacent to Melrose Golf Course, making it ideal for outdoor enthusiasts. The property is also conveniently located just a five-minute drive from Tweedbank railway station, offering direct rail links to Edinburgh. This attractive property offers the ideal opportunity for families, professionals or anyone seeking modern living in one of the Borders' most desirable locations and early viewing is strongly advised.



# 5 Harleyburn Avenue, Melrose

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Offers Over £250,000

Hall  
Lounge  
Dining Kitchen  
Large Walk-in Cupboard  
Downstairs WC  
Three Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Landscaped Garden  
Monoblock 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 mix 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 tranquillity and urban convenience.

### Fixtures & Fittings

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

### Services

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

### EPC

C

### Council Tax Band

E

### 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:

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



**5 Harleyburn Avenue, Melrose**

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297838)

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.