

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Aldie Crescent Darnick

TD6 9AY

Offers Over £425,000



Nestled in the highly sought-after village of Darnick, 19 Aldie Crescent is a deceptively spacious detached villa offering flexible accommodation in a peaceful yet exceptionally convenient location. Just a short stroll from Borders General Hospital and within a 15-minute walk of Borders Railway at Tweedbank station, the property is ideally placed for commuters and healthcare professionals alike, with direct rail links to Edinburgh and easy access to the many attractions of the Scottish Borders. Previously extended to provide additional ground floor accommodation, the home features a welcoming vestibule and hall/sitting room, spacious lounge/dining room, kitchen, shower room, double bedroom and craft room on the ground floor, with two further double bedrooms and a bathroom upstairs. Surrounded by a beautiful private garden and benefitting from a driveway and two external stores, this attractive home combines generous living space with the charm, scenery and strong community spirit for which the Scottish Borders area is renowned. Early viewing is strongly advised.



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GROUND FLOOR:

Vestibule
Hall/Sitting Room
Lounge/Dining Room
Kitchen

Shower Room
Double Bedroom
Craft Room

FIRST FLOOR:

Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
2 External Stores
Drive



Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency within easy walking distance of Darnick and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. 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 courts, a bowling green and a golf course, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. Regular bus services run through Darnick and Tweedbank railway station around a 10 – 15 minute walk.

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

D

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

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19 Aldie Crescent, Darnick

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

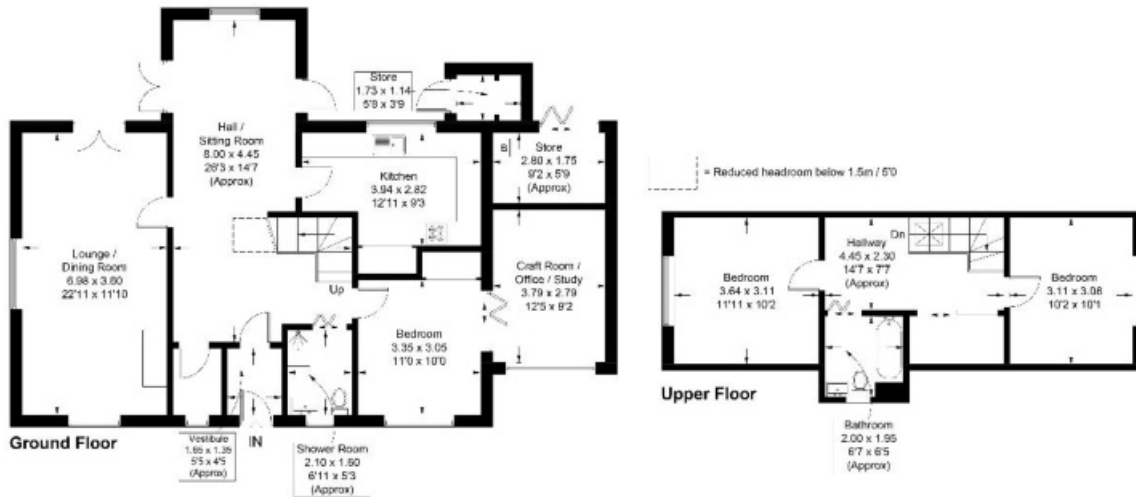


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301893)

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.