

Melrose

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10 Eildon Terrace

Melrose, TD6 9QJ

Guide Price £115,000



Set within one of Melrose's most sought after residential areas, this two bedroom semidetached bungalow offers an excellent opportunity for buyers looking to put their own stamp on a home. Of Montrose style non-traditional construction, the property is priced to reflect this and the upgrading required, making it an appealing prospect for those seeking a project with strong long term potential. Occupying a very generous plot, the bungalow enjoys substantial gardens to both the front and rear, providing plenty of scope for landscaping, extension (subject to consents), or simply creating a wonderful outdoor space. The front aspect benefits from lovely open views towards the Eildon Hills, adding a sense of space and setting that is hard to find so close to the town centre. To the rear, the property further benefits from private offstreet parking, a valuable feature in this popular location. Inside, the layout offers comfortable, easily managed accommodation with excellent potential for modernisation and reconfiguration to suit individual tastes. For buyers looking for a home they can personalise - whether as a first purchase, downsize, or investment - this property represents a rare chance to secure a well located bungalow with generous grounds and attractive outlooks.



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Accommodation:

Entrance Hall

Lounge

Kitchen

Two Double Bedrooms

Bathroom

Large gardens to both the front & rear
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 and golf, as well as the famous Greenyards rugby ground. Primary schooling is available in Melrose with secondary in Earlston or Galashiels. The Borders Railway Station at Tweedbanks just a five minute drive away.

Fixtures and Fittings

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

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Council Tax

A



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