

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Coatburn Green Darnick

TD6 9FD

Guide Price £565,000



Situated within the exceptional and highly sought-after Coatburn Green development in the lovely village of Darnick, this is a beautifully presented four bedroom detached family home built in 2019 by the Crawford Builders. Offering bright, spacious and stylish accommodation throughout, the property enjoys an abundance of natural light together with generous gardens, a private driveway and detached garage, making it ideal for modern family living. Perfectly positioned just a two minute walk from the Borders General Hospital and approximately fifteen minutes on foot to Borders Railway at Tweedbank, the property combines peaceful village living with excellent connectivity. Darnick sits on the edge of the ever-popular town of Melrose, renowned for its excellent range of independent shops, cafés, restaurants and local amenities, while the iconic Eildon Hills provide a stunning backdrop and offer fantastic walking and outdoor pursuits quite literally on the doorstep. Early viewing of this stunning property is strongly advised.



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GROUND FLOOR:

Vestibule
Hall
Lounge
Dining Kitchen
Utility/WC
Study

FIRST FLOOR:

Master Bedroom with En-Suite
Second Double Bedroom with En-Suite
Two Further Double Bedrooms
Family Bathroom

Air Source Heating
Double Glazing

Garden
Shed
Detached Garage
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 and electricity. Air source heating, double glazing.

EPC

C

Council Tax Band

G

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

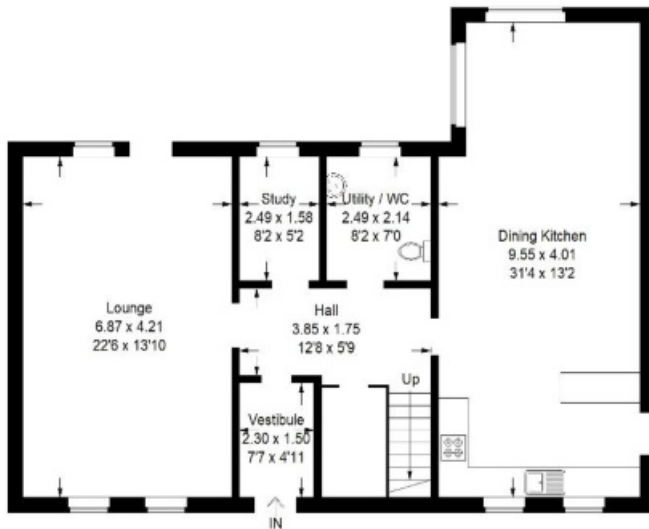
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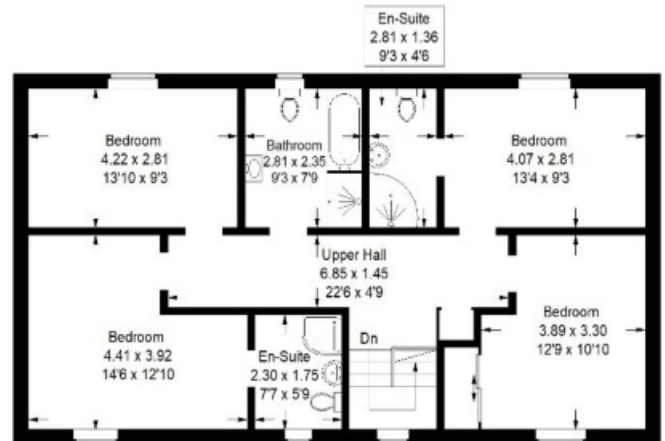


11 Coatburn Green, Darnick

Approximate Gross Internal Area = 179.3 sq m / 1930 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1304454)

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.