

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Weirhill Place

Melrose, TD6 9SP

Guide Price £200,000



Set within one of Melrose's most sought after residential areas, this well presented two bedroom terraced home offers an attractive blend of convenience and tranquility. Just a short walk from the town centre, it enjoys easy access to local shops, cafés and amenities while benefiting from a peaceful position away from the bustle. The property has been well maintained throughout and provides a well proportioned layout that will suit a wide range of buyers, from first time purchasers to those looking to downsize or secure a comfortable investment. The accommodation is bright and welcoming, with good room sizes and a practical flow that enhances everyday living. To the rear, a generous private garden offers excellent outdoor space. Fully enclosed, it provides a safe and secure environment for children and pets, as well as a pleasant setting for relaxation or entertaining. Ample on street parking is available to the front. A neatly kept home in a prime Melrose location, this property presents an appealing opportunity for anyone seeking comfort, convenience and a desirable address in the heart of the Borders.



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Ground Floor:
Entrance Hall
Lounge
Kitchen

First Floor:
Two Bedrooms
Bathroom

Generous garden to rear



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, conveniently placed for both the A7 and A68 for routes north and south bound, with well connected bus routes and the nearby railway station at Tweedbank 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 carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

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

EPC Rating

D

Council Tax Band

D

Viewings

By appointment with the Selling Agent



Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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4 Weirhill Place, Melrose, TD6 9SF

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

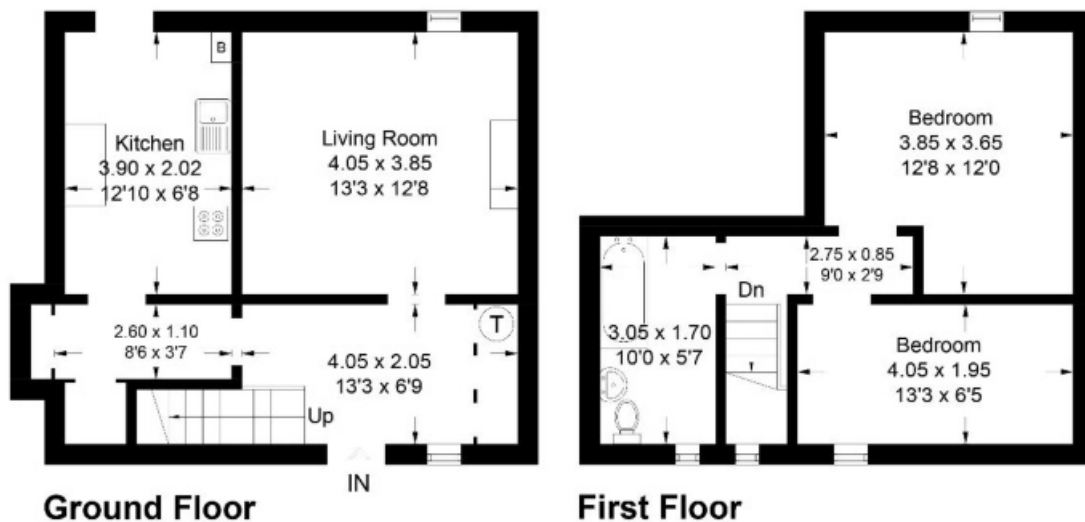


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1319990)

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.