

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Campknowe

Gattonside, TD6 9NP

Guide Price £145,000



A charming and beautifully presented maisonette flat set in the very heart of the ever desirable village of Gattonside, this lovely home offers an appealing blend of convenience and tranquility. Accessed from the rear, it enjoys a neat, easily kept courtyardstyle garden - a perfect spot for morning coffee or low maintenance outdoor living. Inside, the accommodation is attractively finished and comfortably proportioned throughout, providing an inviting layout that works effortlessly as an easily managed starter home or a smart investment opportunity. To the front, the property benefits from open views towards the Eildon Hills, adding a sense of space and connection to the surrounding landscape. Set within a quiet, peaceful pocket of the village, yet just a short stroll across the footbridge into Melrose, this is a wonderfully positioned home with plenty of appeal for a wide range of buyers.



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First Floor
Entrance Porch
Hall
Lounge
Kitchen
Shower Room

Upper Floor
Two Bedrooms

Courtyard Garden



Location

Gattonside is a highly sought after village, approximately half a mile on foot from the Abbey town of Melrose, separated by the River Tweed with pedestrian access via the Chain Bridge, an iron linked suspension bridge. Melrose has an excellent variety of specialist shops, bars, restaurants and other recreational facilities that can be reached by car in a few minutes. Primary schooling is available in Melrose with secondary in either nearby Earlston or Galashiels. Many of the principal towns and villages, as well as several of the regions major employers are close at hand. The Borders railway between Edinburgh and Tweedbank is a five minute drive from Gattonside.

Fixtures & Fittings

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

Services

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

EPC Rating

D

Council Tax Band

B

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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3 Campknowe, Gattonside

Approximate Gross Internal Area = 55.4 sq m / 596 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337621)

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.