



ENDOLYNE, LYE ROAD, DARNICK, MELROSE, TD6 9AT



- VESTIBULE
- HALL
- LOUNGE
- DINING KITCHEN
- 3 BEDROOMS (1 EN SUITE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- CONSERVATORY
- DOUBLE GLAZING
- DOUBLE GARAGE
- ENCLOSED GARDEN
- OFF-STREET PARKING

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DESCRIPTION

A fully detached three bedroom bungalow offering spacious family accommodation in an idyllic village setting on the outskirts of the historic town of Melrose. The property is in excellent condition with gas central heating and double glazing throughout. It has an attached double garage with electric power, and a sizable tarmac drive capable of accommodating parking for more than one vehicle. It is a twenty minute walk to Melrose town centre shops and amenities, Melrose Primary School, and the Borders Railway Station at Tweedbank with services to Galashiels and Edinburgh.

ACCOMMODATION

ENTRANCE & HALL

The front door is approached across the drive, and opens into a vestibule. A second door opens into a 'T' shaped hall. To the left lie the lounge, dining kitchen, and a single bedroom, currently used as a study. To the right lie two double bedrooms, the family bathroom, and a large built in storage cupboard.

LOUNGE & CONSERVATORY

The lounge is a generously proportioned bright and welcoming room, which looks to the back garden through a conservatory entered through a large glass patio door. The conservatory is spacious and bright, overlooking the back garden, with access to a paved seating area through a second door. The conservatory is fully double glazed, and has electric power.

DINING KITCHEN

The dining kitchen overlooks the front garden. It is a bright and very spacious functional workspace, with modern fixtures and fittings. Light blue granite laminate worktops run on four sides of the room with an integral electric hob and oven, and kitchen sink. A generous amount of storage is provided by floor and wall mounted units with an integral fridge and freezer, and dedicated space for white goods. The walls behind the worktops are tiled, and generously supplied with electric power points. The dining area has ample capacity to accommodate a full dining table set and free standing dining room furniture. A second door in the room leads through to the double garage.

BEDROOM 1

This spacious double room overlooks the back garden through a large window. It benefits from a mirrored double door wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a double bed. It has an en suite shower room with wash basin, toilet, and walk-in shower cabinet with a shower fed from the main water supply, and shielded by a sliding glass door. The walls behind the shower are fully tiled. The other walls in the room are partially tiled. A central heating radiator is fitted in the room.

BEDROOM 2

This spacious double room overlooks the front garden through a large window. It benefits from a mirrored double door wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a double bed.

BEDROOM 3

This is a single bedroom, overlooking the back garden, which is currently used as a study. It benefits from a mirrored double door wardrobe, and has capacity to accommodate free standing bedroom furniture in addition to a bed.

FAMILY BATHROOM

The family bathroom has a suite of full length bath with an attractive wood panelled front, wash basin, and toilet. The walls of the room are partially tiled, and a central heating radiator is fitted in the room.

OUTSIDE

A very spacious double garage is attached to the side of the house with two roller doors leading to the front drive. It can be entered from the kitchen, with a third door leading to the back garden. A large window overlooking the back garden allows in a generous amount of daylight. The garage has electric light and power, and is equipped with a work bench and kitchen units providing additional storage capacity. The tarmac drive in front of the garage has capacity to allow parking for more than one vehicle.

The property is surrounded by a large mature and well maintained garden, which consists of a mixture of lawn, shrubs, flora, mature trees, paved seating area, and cultivated plot. The area of garden at the back of the property is enclosed by a wooden fence and hedges.

SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Council Tax Band 'F.'

EXTRAS

All fixtures and fittings are included in the sale. The washing machine in the kitchen, and the electric dryer, and fridge/freezer in the garage are also included in the sale, but without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

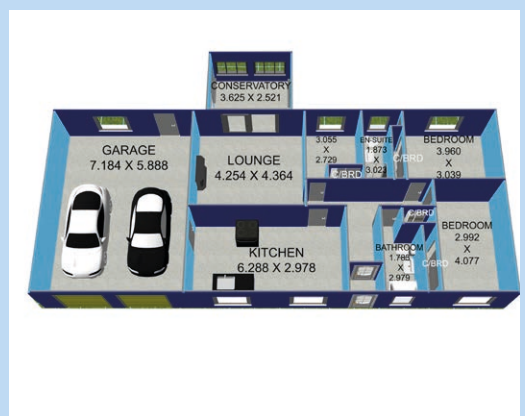
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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