

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Fairways, Melrose

TD6 9HL

Offers Over £250,000



22 Fairways is a beautifully presented and very well-proportioned semi-detached townhouse. Located within a sought after and quiet cul-de-sac in the Abbey town of Melrose with lovely views of the Eildon Hills. Arranged over three floors, the property has a flexible layout and boasts a contemporary dining kitchen and modern fixtures and fittings throughout. Externally there is a garden to the rear and a drive to the front. Early viewing essential.



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Entrance Hall
Lounge
Dining Kitchen
Utility Room
Master Bedroom with Dressing Room & En-Suite
Three Further Bedrooms
Shower Room
Separate WC

Gas Central Heating
Double Glazing

Garden
Shed
Drive



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 provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures and Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
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
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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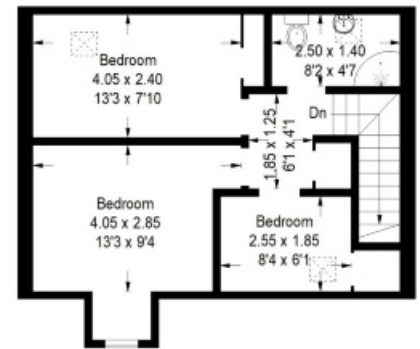
Approximate Gross Internal Area
91.3 sq m / 983 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID896358)

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.