

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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35 Eildon Crescent, Melrose

TD6 9QL

Guide Price £135,000



35 Eildon Crescent is a very attractive ground floor flat which is located within a sought after area of Melrose, enjoying superb open outlooks toward the Eildon Hills. Benefiting from both front and rear door access, the property offers very well proportioned accommodation, which is presented in excellent order throughout; perfectly suited to those searching for a starter property or easily managed home on one level. Outside, there are good sized areas of private garden whilst there is also the undoubted benefit of a parking bay providing off street parking for two vehicles.



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Accommodation:

Entrance Hall
Lounge with bay window
Kitchen with door to the rear
Two Double Bedrooms
Bathroom
Shower Room

Gas Central Heating
Double Glazing

Generous Private Gardens
Parking Bay



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 Earlston or Galashiels. The Borders Railway Station at Tweedbank is a five minute drive away.

Fixtures and Fittings:

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

Services:

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

A

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:
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35 Eildon Crescent, Melrose, TD6 9QL

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft

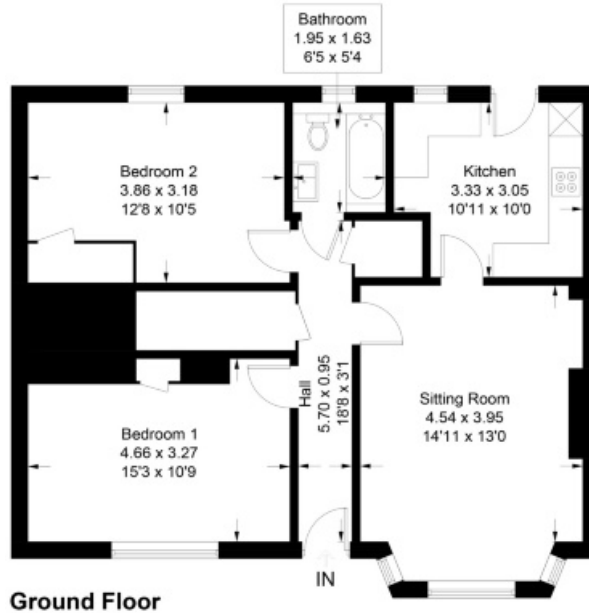


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usksketch.com © (D907500)

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.