

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Eildon View, Orchard Park, Darnick, TD6 9AR

Offers Over £250,000



Eildon View is an attractive detached bungalow, located in the heart of the sought after village of Darnick enjoying a corner position on the edge of a small quiet, cul de sac. The accommodation is comfortably proportioned and easily managed, with views towards the Eildon Hills from the lounge window, and benefits from a modern kitchen and a contemporary shower room. The property sits on a good sized plot with a private garden extending to the front, side and rear, incorporating a drive to the front providing convenient off road parking. In the past the property has had planning permission to extend up into the attic space providing scope for further development if desired (subject to obtaining the necessary planning permission).



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Accommodation:
Hallway
Lounge
Kitchen
Utility Area
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Good sized easily maintained gardens
Shed & summerhouse (both with electric)
Driveway



Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency are very close by and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. 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 courts and a golf course, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Earlston or Galashiels. Regular bus services run through Darnick and Tweedbank railway station is in easy reach either by car or on foot.

Fixtures & 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. Both the shed and summerhouse are fitted with electric.

EPC

D

Council Tax Band

D

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
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Approximate Gross Internal Area = 72.5 sq m / 780 sq ft

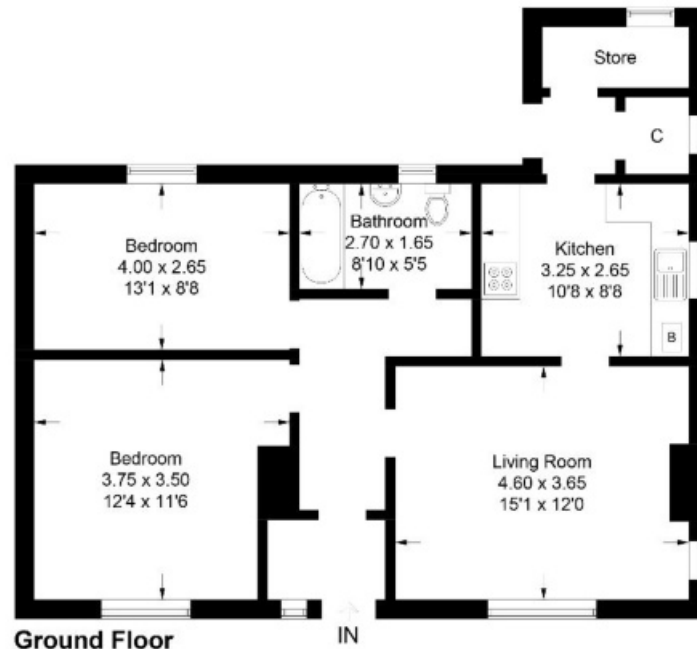


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