

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 8 Heiton Park, Darnick

TD6 9AU

**Offers Over £320,000**



Situated in a quiet courtyard style cul-de-sac, 8 Heiton Park is an attractive and deceptively spacious semi-detached property in a sought after and rarely available location. Presented in very good order throughout, the property has a versatile and flexible layout and benefits from an abundance of pleasing features including a bright lounge, fitted kitchen, dining room with patio doors, utility room, downstairs bedroom and modern shower room, two bedrooms upstairs, one with dressing area and en-suite, private garden, driveway and garage. Early viewing of this lovely property is an absolute must to avoid disappointment.



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## GROUND FLOOR:

Hall  
Lounge  
Dining Room  
Kitchen  
Utility Room  
Bedroom Three  
Shower Room

## FIRST FLOOR:

Bedroom One with Dressing Area & En-Suite  
Bedroom Two

Gas Central Heating  
Double Glazing

Garden Front, Side & Rear  
Potting Shed  
Garage  
Drive



### 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 SPPA 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 of course the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. Regular bus services run through Darnick and Tweedbank railway station is in easy reach.

### Fixtures & 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?  
**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  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482



**8 Heiton Park, Darnick**

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft  
Garage = 15.0 sq m / 161 sq ft  
Total = 128.5 sq m / 1383 sq ft

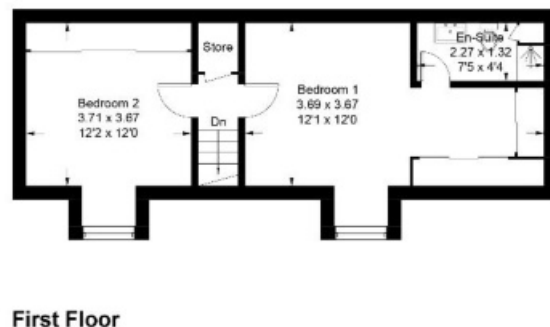


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969161)

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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.