

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Rushbank, Newstead

TD6 9DA

Guide Price £170,000



8 Rushbank is a comfortably proportioned semi-detached home, nestled in a peaceful area of the sought after village of Newstead with lovely views of the Eildon Hills. Presented in good order throughout and boasting a bright lounge/dining room, newly fitted kitchen, two double bedrooms and a modern shower room. Externally there is a garden to the front, side and rear with a shed and unrestricted on-street parking at the front door. Viewing highly recommended.



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Hall
Lounge/Dining Room
Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden
Shed
Unrestricted On-Street Parking



Location

The sought after village of Newstead lies just over one mile from the Abbey town of Melrose and 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 & Fittings

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

Services

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

EPC

B

Council Tax Band

B

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 82.9 sq m / 892 sq ft

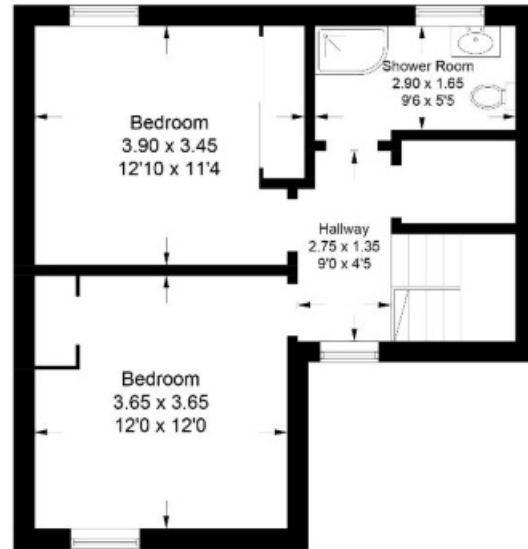


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1017887)

Full members of:



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