

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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38 Eildon Crescent, Melrose, TD6 9RG

Guide Price £195,000



38 Eildon Crescent is an attractive semi-detached property, located in a quiet cul de sac in the sought after town of Melrose, with uninterrupted views from the rear towards the Eildon Hills. The property has been well maintained by the present owner and although some areas would now benefit from modernisation, it is well kept and presented, ready to move into, with scope to improve to ones own taste through time. The living space is particularly well proportioned featuring a large lounge/dining room, leading to a pleasant conservatory at the rear from which to enjoy the views. Outside, there are gardens to the front and rear, the latter of which enjoys an excellent degree of privacy, whilst a garage and drive ensure there is ample private parking.



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Ground Floor
Entrance Hall
Lounge/Dining Room
Conservatory
Kitchen

First Floor
Three Bedrooms
Bathroom

Gas central heating
Double Glazing

Generous gardens to front & rear
Garage
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 & Fittings

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

Services

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

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

D

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
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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
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

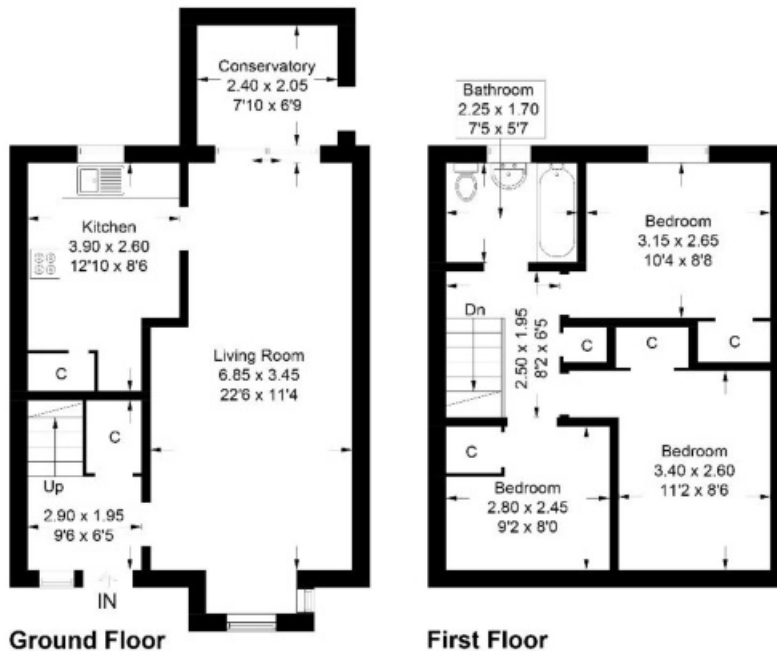


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1043154)

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.