

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Fairways, Melrose, TD6 9HL

Guide Price £230,000



This modern semi-detached property is located within a sought after development in the town of Melrose, enjoying a lovely quiet setting yet within comfortable reach of the town centre and most amenities. The property is presented onto the market in move in condition, with the living accommodation cleverly positioned to the rear overlooking the rear garden and making the most of its private aspect. There is a modern, well appointed kitchen and downstairs toilet, whilst upstairs there are three bedrooms (one of which is en-suite) and a family bathroom. The established garden features a pleasant summerhouse, and it is particularly well screened for privacy. A drive to the front and side of the house provides ample private parking. There is scope to extend the property if desired.



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Ground Floor
Entrance Hall
Lounge/Dining Room with patio doors into the garden
Kitchen
Downstairs WC

First Floor
Three Bedrooms (1 en-suite)
Bathroom

Gas central heating
Double Glazing

Generous gardens to front & rear
Summerhouse
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

C

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement

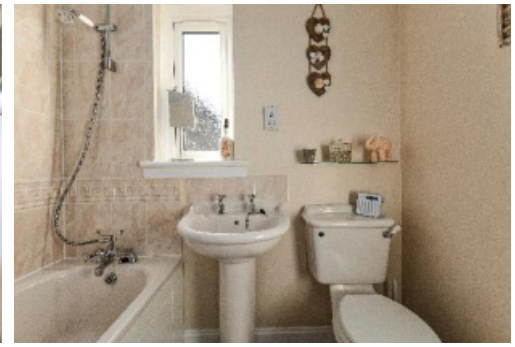


**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
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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
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Hawick, Tel 01450 3723 36
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

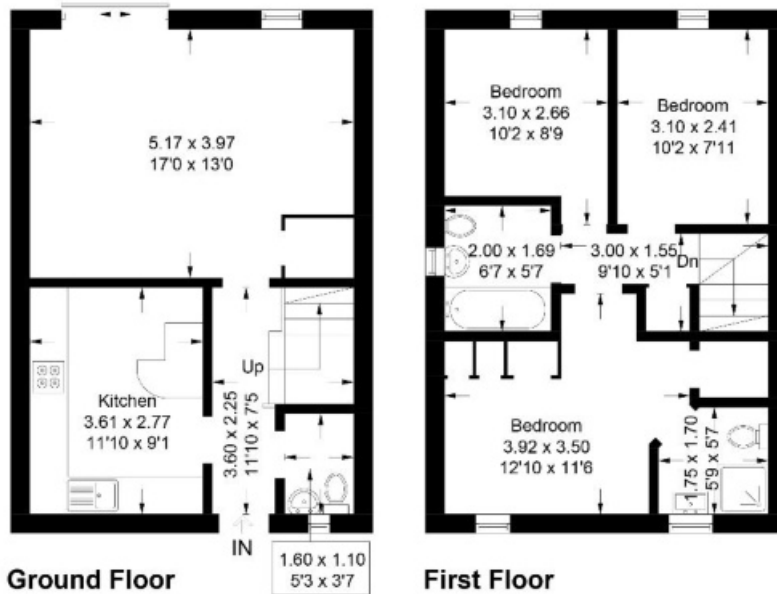


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1051651)

Full members of:



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