

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Lynton, Abbotsford Road, Darnick, TD6 9AH

Guide Price £400,000



Lynton is a most attractive detached bungalow which is located in one of the most sought after areas of Darnick, enjoying an extremely private setting, set upon a generous plot of well tended gardens. The layout is spacious and well planned, featuring a large lounge/dining room which is of particular note, a well equipped kitchen, three comfortably proportioned bedrooms (one of which is en-suite), and a well appointed bathroom. There are gardens surrounding the property, all benefiting from an excellent degree of privacy, whilst to the rear there is the added benefit of a driveway leading into the garage ensuring there is ample private parking. Properties in this area rarely become available therefore early viewing comes highly advised.



Lynton, Abbotsford Road, Darnick, TD6 9AH

Guide Price £400,000

Accommodation
Vestibule
Entrance Hall
Lounge/Dining Room
Kitchen
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Generous & well tended gardens
Garage
Driveway

Gas Central Heating
Double Glazing



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 minutes 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 Earlston or Galashiels. Regular bus services run through Darnick and Tweedbank railway station is within easy reach.

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.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

E

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
Annan, Tel 01461 202 866/867



Lynton, Abbotsford Terrace, Darnick, TD6 9AH

Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
(Excluding Garage)

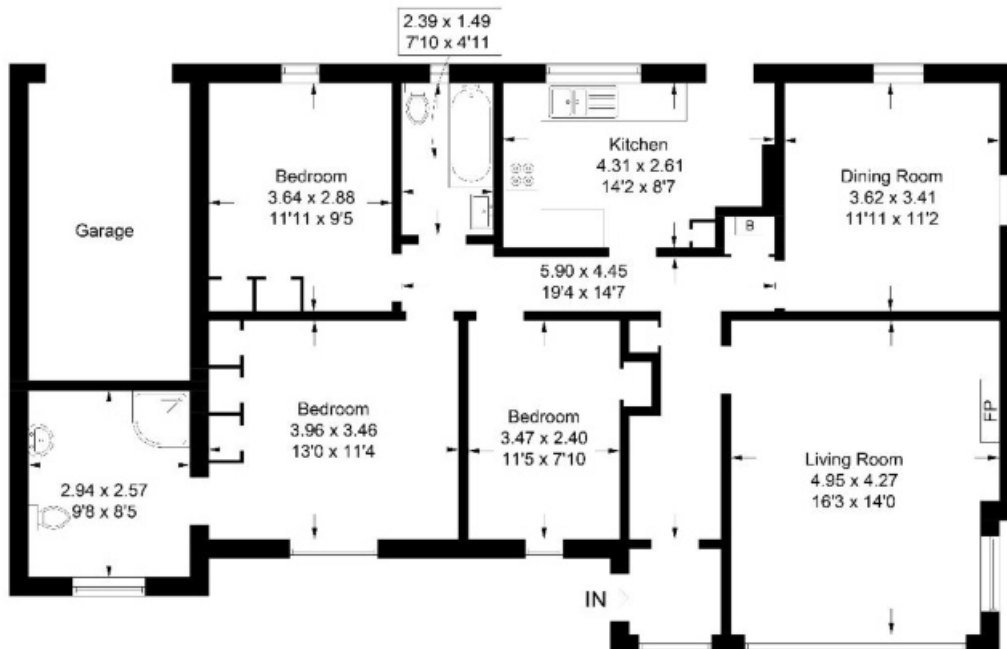


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068934)

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.