

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Tenandry, Abbotsford Road, Darnick, TD6 9AH

Guide Price £145,000



This attractive first floor flat is located in the heart of the sought after village of Darnick. The layout is very well proportioned offering light and bright accommodation with the spacious lounge/dining room being of particular note. This easily managed property would perfectly suit those searching for a starter property but would be equally suitable as an investment opportunity. Outside, there is a pleasant area of private garden with two outside stores. In addition the property also benefits from its own internal stair helping to weatherproof the interior and providing a pleasant entrance to the property.



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Accommodation:

Internal Stair
Entrance Hall
Lounge/Dining Room
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private garden with two external stores



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 the 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, and electricity. Double Glazing. Gas central heating.

Viewings

By appointment with the Selling Agent.

Entry

By mutual agreement.

EPC Rating

D

Council Tax Band

B



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

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 79.4 sq m / 855 sq ft

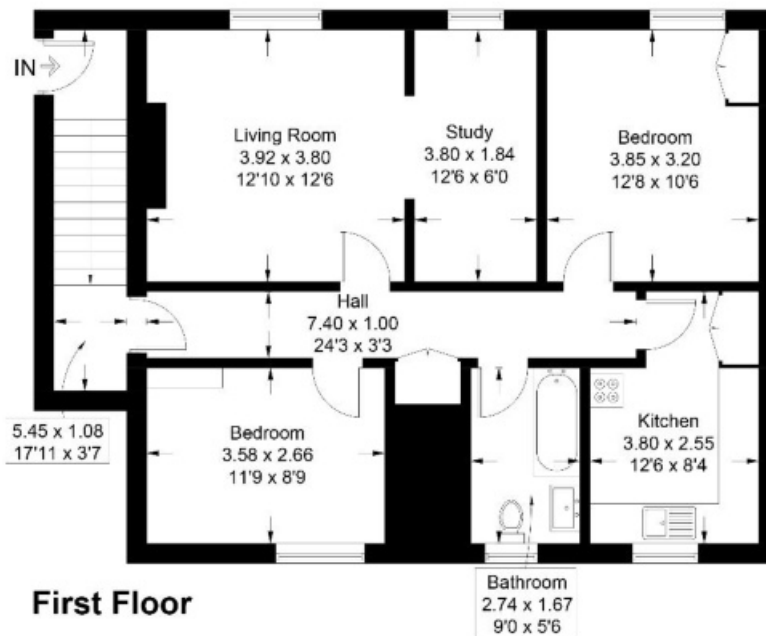


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1145773)

Full members of:



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