



12 QUARRYDENE, MELROSE, TD6 9SZ



- HALL
- LOUNGE/ DINING ROOM
- KITCHEN
- 4 BEDROOMS
- SHOWER ROOM
- SEPARATE TOILET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- OFF-STREET PARKING

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DESCRIPTION

A four bedroom, two storey, detached villa offering spacious family accommodation in a very desirable area of private housing. It is in excellent condition with gas central heating and double glazing throughout. A garage is attached at the side of the house, with a paved driveway with off-street parking at the front. A fully enclosed mature garden is located at the rear, with paved seating areas and a mixture of fruit trees, flora, and shrubs. The property is close to Melrose town centre with shops and other amenities, to the Borders General Hospital, and within walking distance of the Borders Railway at Tweedbank with regular services to Galashiels and Edinburgh.

ACCOMMODATION ENTRANCE & HALL

The front door is approached across the drive and opens into the hall off which sit the lounge/dining room, downstairs bedroom, toilet, large built in storage cupboard, and stairs to the upper accommodation.

LOUNGE/DINING ROOM

This spacious 'L' shaped room overlooks the back garden. It is bright, the full length windows and glass door to the garden, allowing in generous amounts of daylight. The room accommodates two central heating radiators.

KITCHEN

The 'L' shaped kitchen is well designed and overlooks the back garden. The large window allows in ample daylight to make it a bright workspace, with wall and floor mounted units, together with a full length built in storage cupboard, providing a generous amount of storage. Black granite effect laminate tops run on three sides of the room with an integral stainless steel sink and dishwasher, and dedicated spaces for the electric hob and oven and white goods.

DOWNSTAIRS BEDROOM

This bright double overlooks the front of the house, and benefits from a built in double door wardrobe with additional storage.

SEPARATE TOILET

This toilet is located adjacent to the front door. It has a suite of wash basin on its own vanity unit, and toilet with a concealed cistern. The walls of the room are fitted with attractive light marble effect waterproof wall boarding, and a heated towel frame.

UPSTAIRS

The stairs lead to an upper landing off which sit three bedrooms and the shower room

UPSTAIRS BEDROOMS 1 & 2

Bedroom 1 is a bright double room which overlooks the front of the property and benefits from a built in wardrobe. Bedroom 2 is also a bright double overlooking the back garden with capacity to accommodate free standing bedroom furniture. It too benefits from a built in wardrobe.

UPSTAIRS BEDROOM 3

This bedroom is a bright single which overlooks the back garden. It has capacity to accommodate free standing bedroom furniture in addition to a bed.

SHOWER ROOM

The shower room has a suite of wash basin on its own vanity unit, toilet with concealed cistern, and curved walk in shower cabinet. It also accommodates a storage cupboard and a heated towel frame adjacent to the door. The walls of the room are fitted with attractive light marble effect waterproof wall boarding.

OUTSIDE

The house has a garage attached which can be accessed via a door in the hall. The driveway in front of the house is covered with tarmac and can accommodate off-street parking. A paved path leads to the fully enclosed back garden which has a mixture of paved and gravelled seating areas, fruit trees, shrubs, and flora

SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Council Tax Band 'E'.

EXTRAS

All fixtures and fittings are included in the sale. White goods are also included, but without guarantee.



ENTRY

By arrangement with sellers.

HOME REPORT

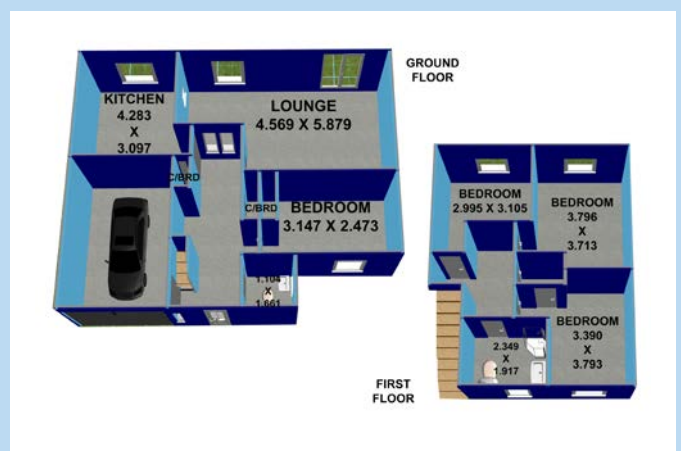
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



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