



4 Heiton Park, Melrose, TD6 9AU

Offers over £259,500





4 Heiton Park, Darnick, Melrose, TD6 9AU

- Two Bedroom House
- Immaculately Presented
- Driveway
- Close to Train Station
- Borders General Hospital Nearby
- Rarely Available Location
- Integral Garage
- Close to Amenities
- Perfect Downsize
- Easy Commute to Edinburgh

****£20,000 BELOW HOME REPORT VALUATION**** We are delighted to offer this immaculately presented 2 bedroom house set in a quiet cul-de-sac within the highly sought-after village of Darnick, on the edge of Melrose. The property offers modern, free-flowing accommodation, with an integrated garage and driveway parking. The many amenities of Melrose are a walk or short drive away, while the Borders General Hospital and Tweedbank Railway Station are both close by.

ACCOMMODATION

- ENTRANCE HALL - LOUNGE - KITCHEN - DINING ROOM - UTILITY - CONSERVATORY - TWO DOUBLE BEDROOMS - SHOWER ROOM -



Internally

The property offers bright, free-flowing accommodation over two floors with modern fixtures & fittings and a wonderful open plan living area.

The property is entered via a timber panelled door into a welcoming hallway. The bright and spacious lounge is set to the front of the property which connects seamlessly to the dining room. To the rear of the dining room is the spacious conservatory which enjoys views over the rear garden. The kitchen is set to the rear of the property, also enjoying views over the rear garden. The utility room is accessed via the kitchen providing access to the rear garden. A staircase leads to the first floor landing, there are two double bedrooms, both with built-in wardrobes. The well-appointed shower room completes the accommodation.

Kitchen

The kitchen is fitted with a wide range of modern wall and base units overlaid with wood-effect worktops incorporating a stainless-steel sink unit. Integrated appliances include an electric oven, 4-burner gas hob with extractor hood and dishwasher. There is a space for a freestanding fridge freezer. The connected utility room is also fitted with modern cabinetry with wood-effect worktop incorporating a stainless-steel sink unit. There is space for a freestanding washing machine.

Shower Room

The shower room is fitted with a modern 3-piece suite including WC, vanity basin and walk-in shower enclosure with mixer shower and tiled splashbacks.





Council Tax Band

Council Tax Band E.

Services

Mains gas, water, electricity and drainage.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.

Externally

The property benefits from well-maintained gardens to the front and rear. The front garden is largely laid to lawn and incorporates a gravel driveway providing parking and access to the garage. The rear garden has been beautifully landscaped to provide a wonderful relaxation space incorporating an Indian sandstone patio and gravelled area surrounded by mature shrubs and fencing.

Outbuildings

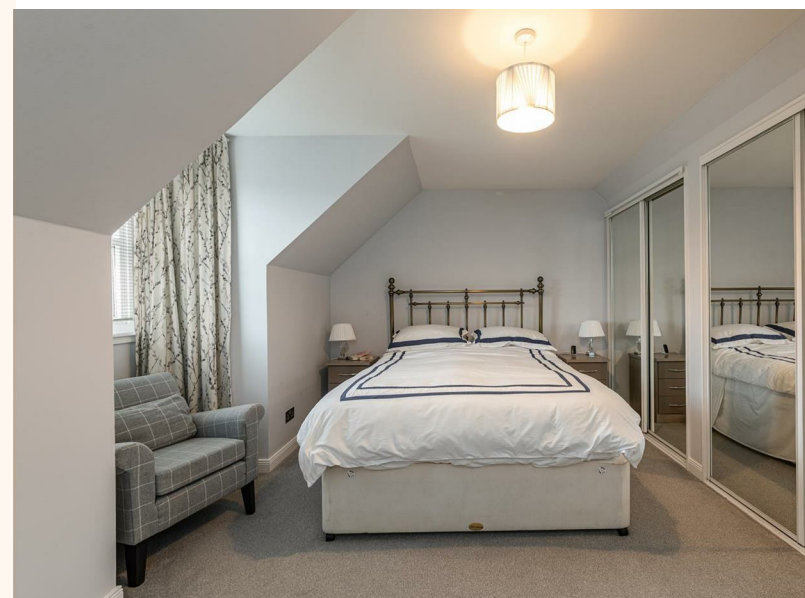
There is an integral garage to the front of the property accessed via an up-and-over door. The garage benefits from mains power and lighting.

Location

The property occupies a quiet residential position within Darnick, close to Melrose. Regarded by many as one of the most desirable Border Towns, which was also recently voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

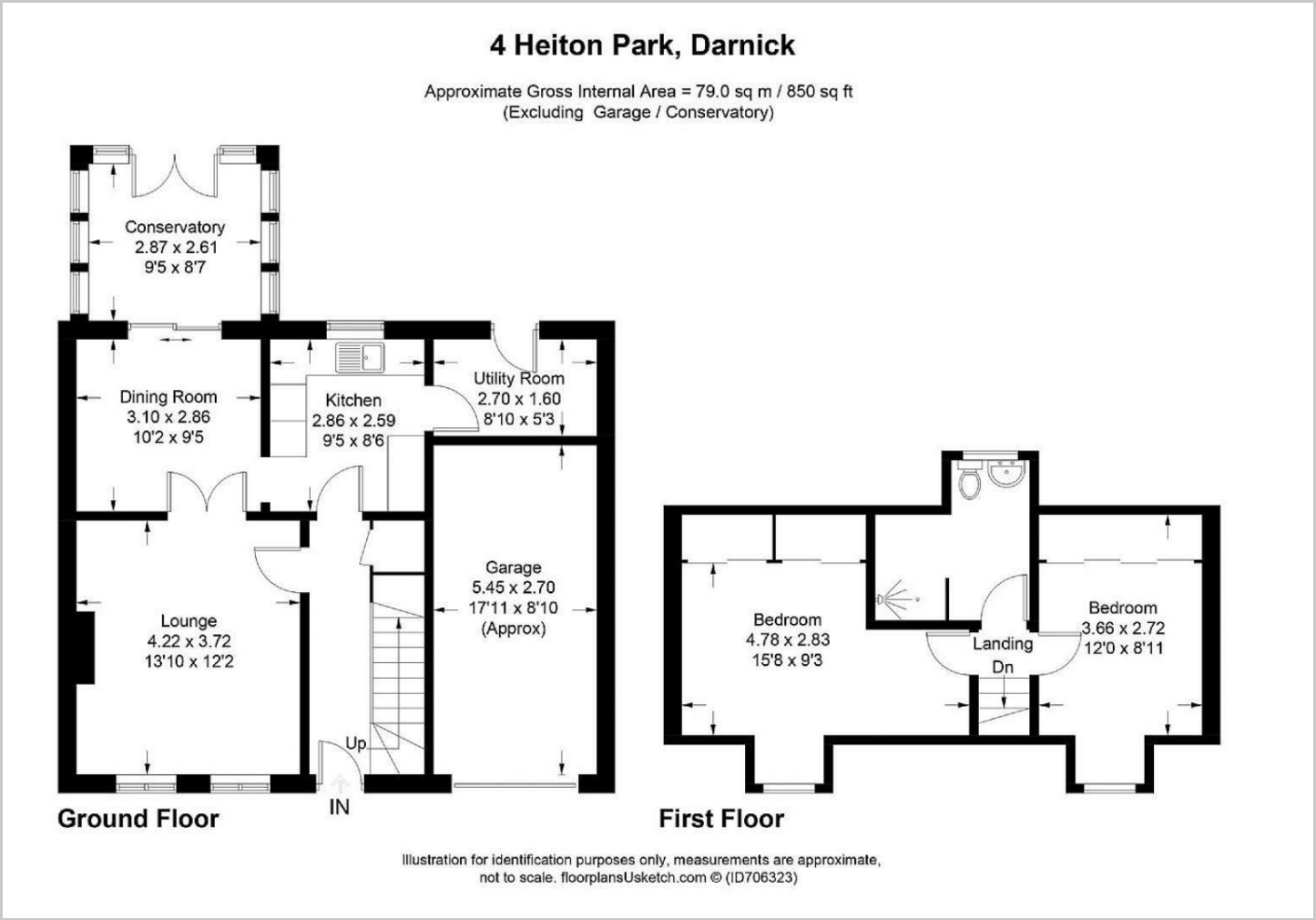
Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.





Floor Plans

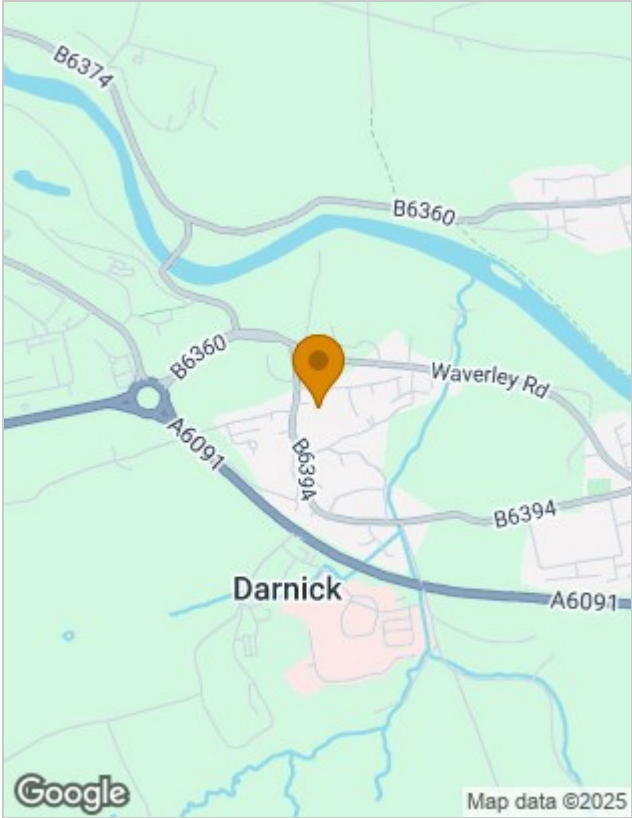


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

