



**Cheviot View , Melrose, TD6 9HB**

**Offers over £350,000**









# Cheviot View

Melrose, TD6 9HB

- Semi-detached House
- Free-flowing Living Area
- Double Glazing
- Rarely Available Location
- 3 Bedroom Family Home
- Gas Central Heating
- Large Mature Gardens
- Easy Access to Edinburgh

We are delighted to offer an immaculately presented 3 bedroom semi-detached house located in the highly sought-after hamlet of Eildon, with wonderful countryside views. The property offers bright, well-proportioned accommodation and benefits from gas central heating, double glazing and large gardens.

Nestled at the foot of the iconic Eildon Hills, Eildon lies just off the A68 in between the popular towns of Newtown St Boswells and Melrose. Both towns have a good range of local facilities including Coop Supermarket, local Primary Schools and a boutique Garden Centre with restaurant. Edinburgh is in easy reach via either the nearby A68 or Tweedbank Railway Station.

- ENTRANCE HALL - SITTING ROOM - DINING KITCHEN - UTILITY ROOM - FAMILY BATHROOM - 3 DOUBLE BEDROOMS (1 ENSUITE) -



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## Internally

Upon entering the property, you are greeted by an entrance hall providing access to all ground floor rooms. The generously sized lounge is flooded with natural light and benefits from patio doors in to the back garden. The lounge also provides access to the kitchen/dining room which is perfect for family gatherings. The ground floor also boasts a double bedroom with ensuite and utility room with access to the back garden. The staircase leads to a bright and spacious hall landing with access to two large bedrooms, family bathroom and store cupboard.

## Kitchen

The modern well-equipped kitchen has ample space for a table and a great range of wall and base units overlaid with solid oak worktops with a ceramic sink unit. Integrated appliances include an electric range cooker with 5-burner gas hob with extractor hood, integrated dishwasher and a separate full height fridge and freezer. There is a separate utility room with base units with laminated worktops incorporating a stainless steel sink.

## Bathroom

The family bathroom features a modern 3-piece suite including WC, basin and bath with mixer shower and tiled splashbacks. The downstairs ensuite bathroom is fitted with a 3 piece suite including WC, basin and enclosed shower cubicle with wet wall.





### Externally

The property benefits from large mature gardens, which are fully enclosed, perfect for children and pets. There are a range of mature shrubs and specimen trees including apple and cherry, and a patio area ideal for entertaining, and useful garden shed with light. The front garden is surrounded by mature trees and is laid to gravel. To the side of the property is a generous driveway and 10ft x 20ft workshop with power and light.

### Location

Nestled at the foot of the Eildon Hills, the hamlet of Eildon is a short distance from local towns Melrose and Newtown St Boswells. This central location allows direct access to both Edinburgh (38 miles North) and Newcastle (67 miles South). The nearest railway station is located some 6 miles west in Tweedbank. Nearby St Boswells and Melrose host a range of amenities including a range of independent shops, bars and restaurants, small supermarkets, doctors surgeries and local Primary Schooling. More comprehensive amenities and facilities are readily available in Galashiels town centre some 8 miles West which is widely regarded as the main retail and commercial hub of the Scottish Borders. The Borders General Hospital is also located approximately 5 miles West. 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.

### Fixture & Fittings

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

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Council Tax Band E

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly by Appointment via James Agent

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

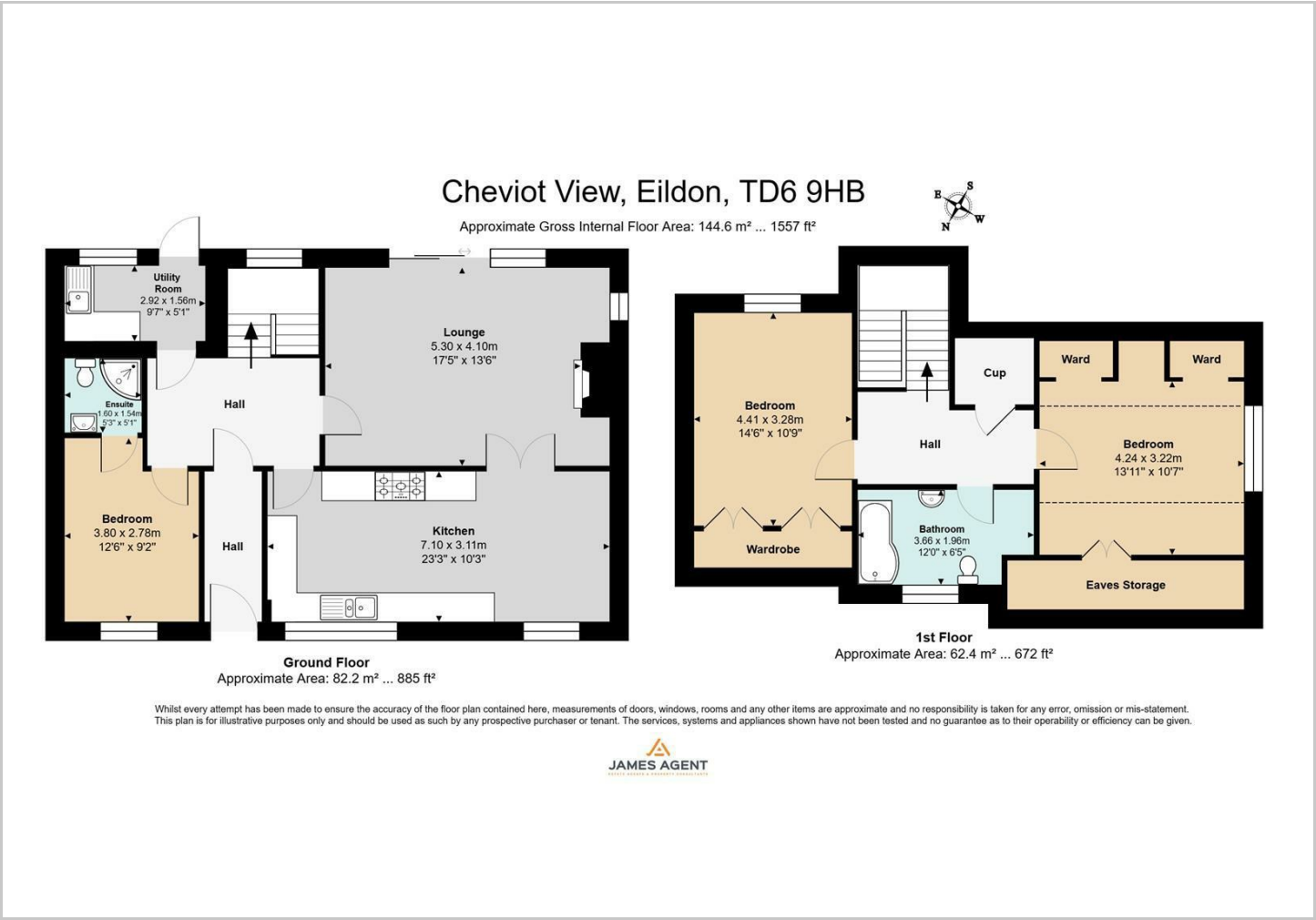








Floor Plans



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

