



Littenbank Huntly Road, Melrose, TD6 9SB

Guide price £240,000









# Littenbank Huntly Road Melrose, TD6 9SB

- Semi-Detached Home
- Ideal Family Home
- Rarely Available Location
- Great School Catchment
- 3 Bedrooms
- Off Road Parking
- Close to Town Centre
- Railway Station Nearby

We are delighted to offer this semi-detached 3 bedroom family home set in the centre of Melrose. The property offers bright, well-proportioned accommodation with an enclosed private garden and parking. The property is conveniently located less than a 5 minute walk from the town centre. Melrose enjoys excellent access to Edinburgh and other Border towns via the A68 and is well served by public transport. There is excellent local amenities in the centre of Melrose including Melrose Primary School and St Marys Private School, local independent shops and hotels & restaurants.

## ACCOMODATION

PORCH - ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - HALL LANDING - 3 BEDROOMS - FAMILY BATHROOM



Guide price £240,000



## Internally

The property benefits from a bright and spacious layout over two levels with plentiful storage and well-proportioned rooms. The property is entered via the front door into a porch and entrance hallway. The lounge is of good size with plentiful space for lounge and dining furniture. The kitchen is to the rear of the property and has access to the rear garden through the back door. On the first floor, the hall landing gives access to three bedrooms with built in storage and bathroom.

A degree of upgrading may be required to fully maximise the property's potential, this is a brilliant opportunity to live in the centre of Melrose next to the local primary school and amenities.

## Kitchen

The kitchen has a good range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink and tiled splashbacks. There are spaces for an undercounter washing machine and fridge, as well as a freestanding cooker.

## Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal wash hand basin and bath with mixer shower and tiled splashbacks.





### Externally

The property benefits from gardens to the front and rear. The front gardens are laid to mature shrubs. The garden to the rear has both a patio and lawn area with paved steps.

The property also has off street parking to the front via a shared driveway, or to the rear the property in a car port area, accessed via a shared private lane.

### Location

Regarded by many as one of the most desirable Border Towns, which has also just been 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.

### Fixture & Fittings

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

### Services

All mains services are present. Double Glazing and Gas Central Heating.

### 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.

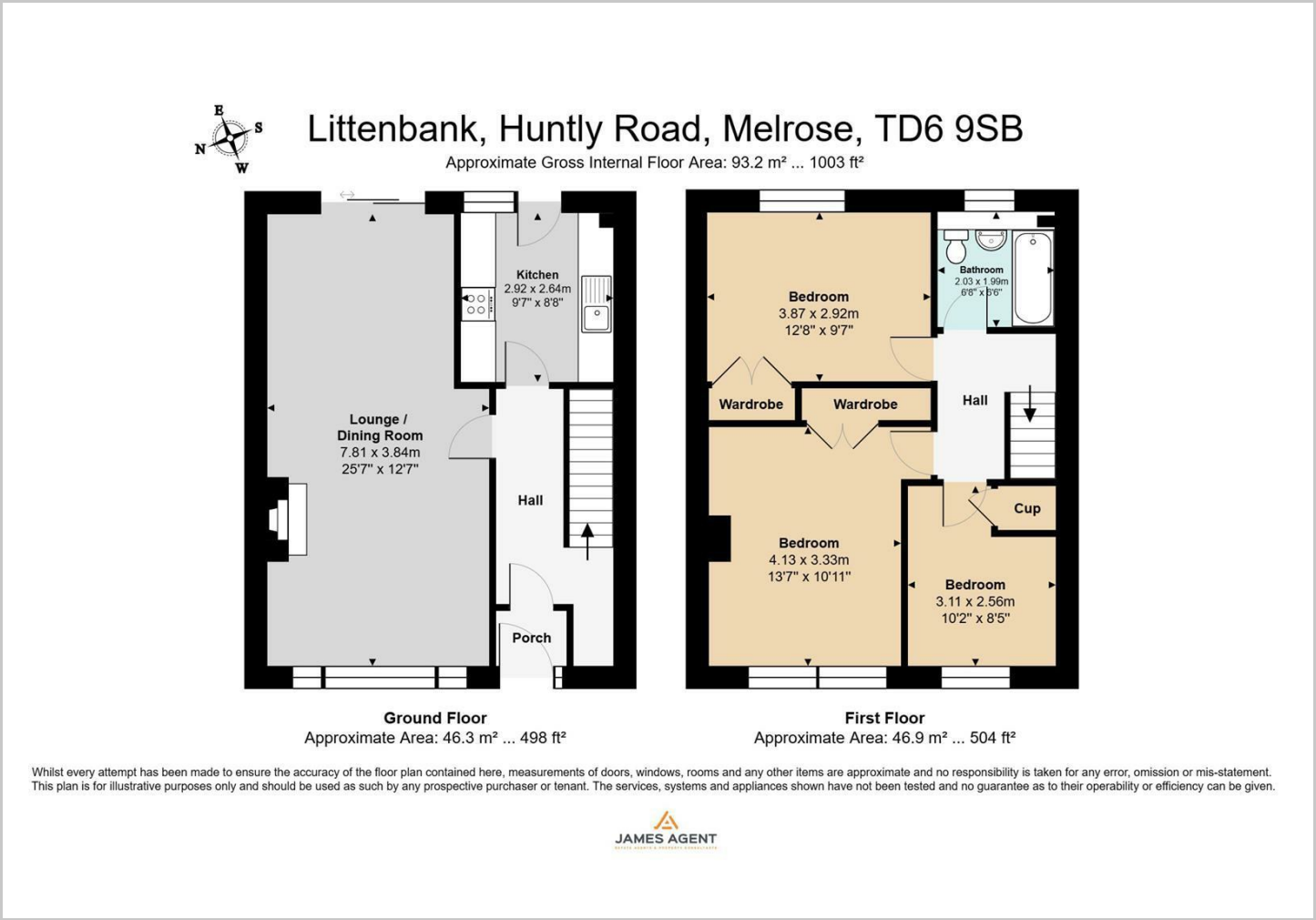








Floor Plans



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

