

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Riverslea, Waverley Road, Melrose, TD6 9SH

Guide Price £600,000



Riverslea is a deceptively spacious detached house situated in the highly sought after town of Melrose, at the entrance to the town and within comfortable reach of all its amenities and facilities. Dating from the late 1800's, the property boasts a number of period features throughout and has recently been extensively upgraded to offer flexible accommodation over three levels which is beautifully presented. The layout is such that the lower ground floor has a separate access and could be used as an annex or self contained apartment if desired, but equally provides the focal point of this stunning family home; with the large open plan kitchen/sitting area being of particular note. It is perfectly suited to those searching for an executive family home which is ready to move into and benefits from enclosed gardens, predominantly to the rear, which has an excellent degree of privacy. To the front a drive and garage equip the property with ample private parking space.



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Ground Floor
Entrance Vestibule
Spacious Lounge
Dining Room
Double Bedroom
WC

Lower Ground Floor
Large open plan Kitchen/Sitting Area
Utility Room
Conservatory
Double Bedroom
Luxury Bathroom

First Floor
Two Further Double Bedrooms
Shower Room



Location

The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. 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, golf and bowling, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary at the highly regarded Earlston High School or Galashiels Academy. The Borders Railway Station at Tweedbank is a five minute drive away.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water, drainage, electricity and gas . Double Glazing. Gas Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

G

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 233.1 sq m / 2509 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118063)

Full members of:



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