

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Tower View, Tower Road, Darnick

TD6 9AX

Guide Price £350,000



Tower View, built in 1895, is a distinctive and deceptively spacious family home, situated in the highly sought-after conservation village of Darnick. Presented in excellent order throughout, the property has been thoughtfully extended and modified to offer flexible, versatile living spaces suitable for a variety of buyers. Benefiting from an abundance of attractive and additional features including a lovely sun room, lounge and sitting room, modern kitchen, utility room/WC, three double bedrooms, large walled garden, large garage and stunning views towards the Eildon Hills. This property is one that really must be viewed in order to fully appreciate and early viewing is considered essential to avoid disappointment.



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Sun Room
Hall
Sitting Room
Lounge
Kitchen
Utility Room/Downstairs WC
Master Bedroom with En-Suite Shower
Two Further Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large Walled Garden
Garden Shed
Potting Shed
Large Detached Garage



Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency within easy walking distance of Darnick and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. 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 courts, a bowling green and a golf course, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. Regular bus services run through Darnick and Tweedbank railway station around a 10 – 15 minute walk.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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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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Tower View, Tower Road, Darnick

Approximate Gross Internal Area = 161.7 sq m / 1740 sq ft

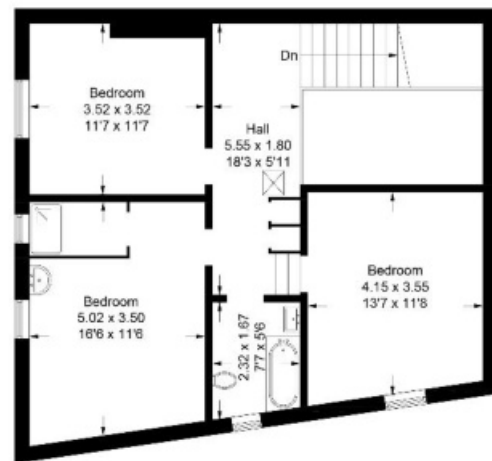
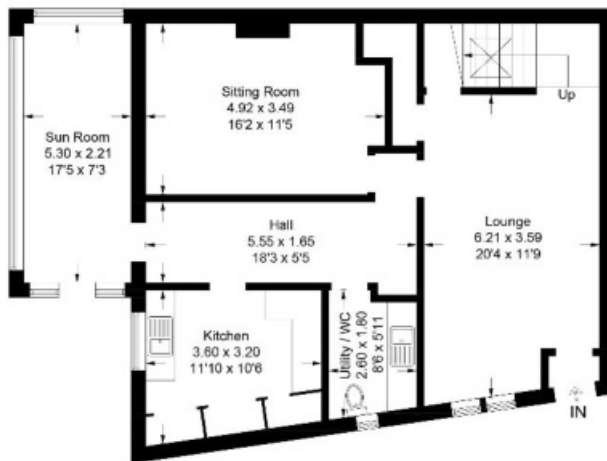


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1123215)

Full members of:



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