

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**22 Harleyburn
Drive, Melrose**
TD6 9JX

Offers Over £290,000



A beautifully presented semi-detached family home, located within a popular modern development, set towards the outskirts of the sought after Abbey town of Melrose. Benefiting from a quiet location within the development, the property boasts a well-proportioned layout, with the large dining kitchen to the rear being of particular note. There are three generously proportioned bedrooms, one of which boasts a large en-suite bathroom. Externally, there are areas of garden to front, side and rear while an integral garage and drive ensure there is ample private parking. Early viewing is strongly advised to avoid disappointment.



22 Harleyburn Drive, Melrose

TD6 9JX

Offers Over £290,000

Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom
Large En-Suite Bathroom with Separate Shower
Two Further Double Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Garden
Garage
Drive



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 and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

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

C

Council Tax Band

F

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
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



22 Harleyburn Drive, Melrose

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft
(Including Integral Garage)

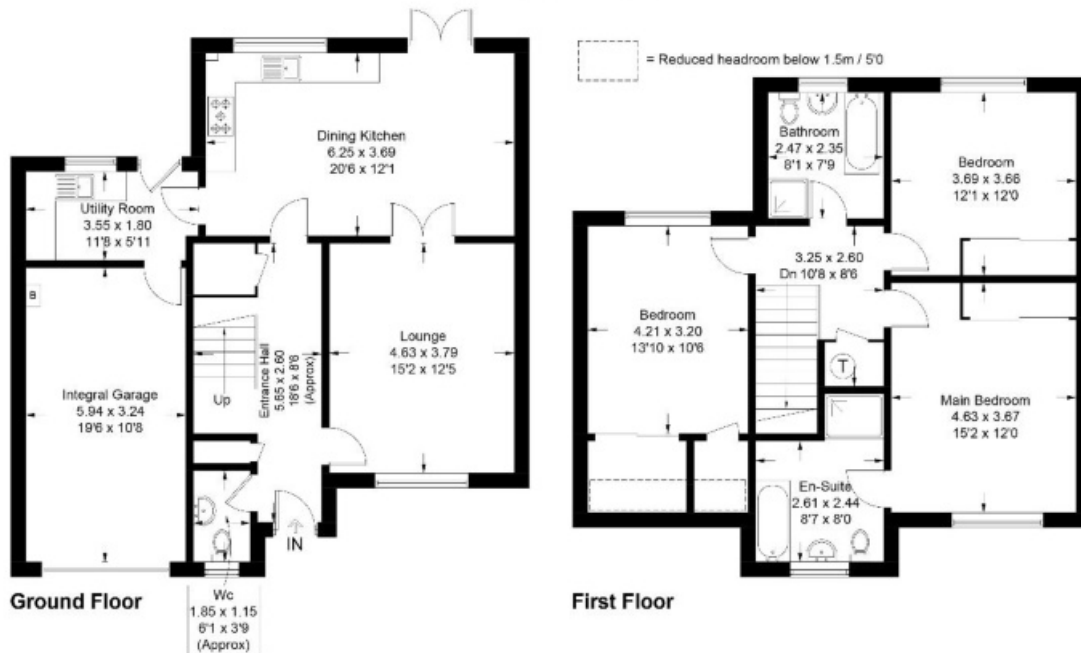


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1157036)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.