

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 73 Eildon Crescent, Melrose, TD6 9RG

**Guide Price £245,000**



This attractive semi-detached property is located in a highly desirable area of Melrose, offering breathtaking open views of the Eildon Hills. This home features a well-designed living space with the convenience of a ground floor en-suite single bedroom, perfect for single-level living. The spacious living and dining room, complete with patio doors leading to a generous rear garden, creates the perfect focal point of the home. The well equipped kitchen has been well maintained, while the two additional double bedrooms and a bathroom upstairs provide ample accommodation for family or guests. With the added benefits of a garage and driveway, this property offers the chance to acquire a superb family home in a lovely quiet area.





# 73 Eildon Crescent, Melrose, TD6 9RG

Guide Price £245,000

Ground Floor:  
Entrance Hallway  
Lounge/Dining Room with patio doors to the rear  
Kitchen  
Single Bedroom with En-Suite

First Floor:  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Large enclosed rear garden  
Garage  
Driveway





### 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, bowls 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

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

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### 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

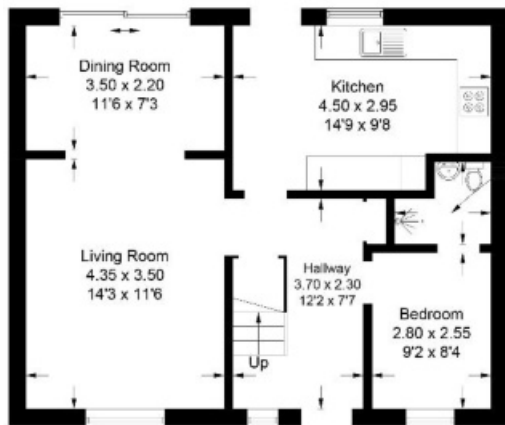
Also At:

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

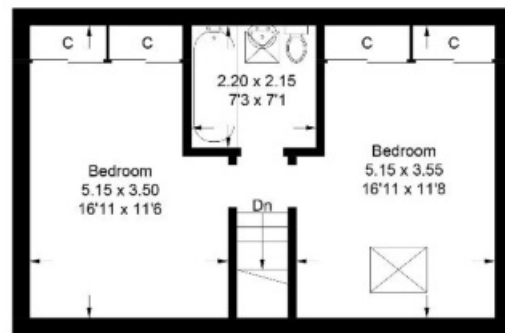


### 73 Eildon Crescent, Melrose, TD6 9RG

Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft



Ground Floor



First Floor (Room In Roof)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181528)

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.