

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**22 Harleyburn
Avenue, Melrose,
TD6 9JZ**

Guide Price £230,000



22 Harleyburn Avenue is a modern semi detached property located in a highly sought after area of Melrose, situated towards the outskirts of town. This superb family home boasts a spacious layout, highlighted by a large dining kitchen perfect for family gatherings and entertaining. The property is presented in excellent condition and is ready for you to move in. There are gardens to the front and rear, the latter of which is fully enclosed, offering a private retreat; ideal for children and/or pets. With convenient private parking by means of a drive and additional spaces available in a nearby car park, this property combines comfort and convenience in a desirable neighborhood.



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Ground Floor:
Entrance Hallway
Downstairs WC
Lounge
Dining Kitchen

First Floor:
Three Double Bedrooms
Contemporary Bathroom

Gas Central Heating
Double Glazing

Gardens to front & rear
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, kitchen fittings and bathroom fittings.

Services

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

EPC Rating

C

Council Tax Band

E

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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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



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Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft

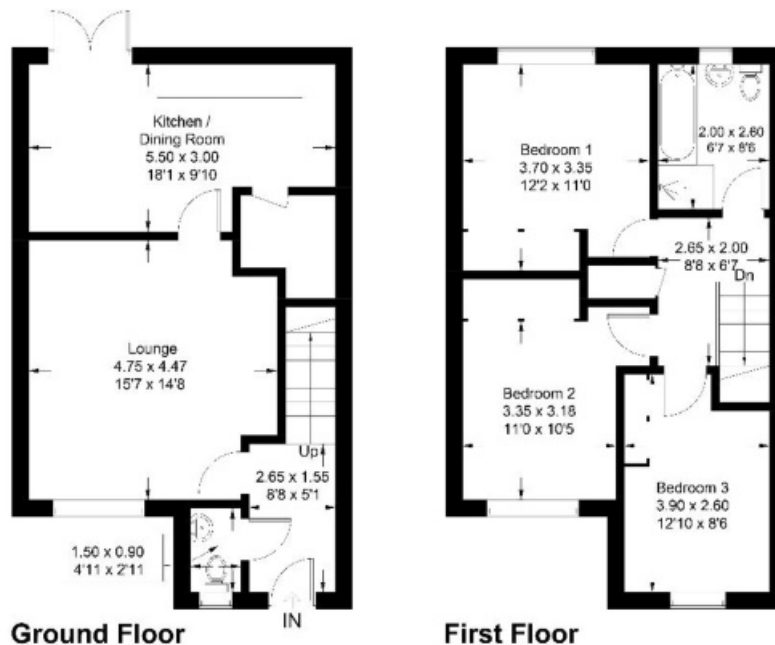


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1194464)

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.