

**Melrose**

Call 01896 822796



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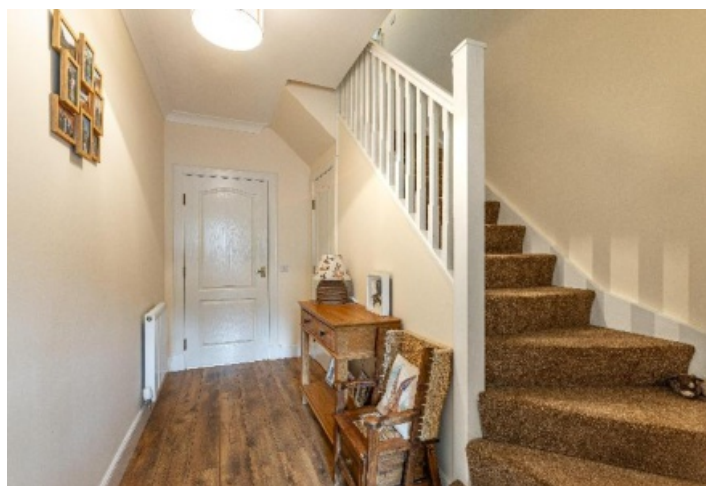
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## 2 Harleyburn Avenue, Melrose

TD6 9JZ

**Guide Price £350,000**



2 Harleyburn Avenue is a substantial semi-detached family home which is located within a modern development of housing in a sought after area of Melrose. One of the larger semi-detached styles, it opens out to provide generously proportioned accommodation; all presented in excellent order ensuring it is ready to move into. At ground level there is a pleasant lounge set to the front of the property, a large dining kitchen positioned to the rear with double doors out to the garden, utility room and handy downstairs shower room. Upstairs, there are three large double bedrooms, with the master boasting an en-suite with bath and shower, and there is a well appointed family bathroom. There is an enclosed and easily maintained garden set to the rear whilst a garage and drive ensure there is ample private parking.





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TD6 9JZ

**Guide Price £350,000**

Ground Floor:  
Entrance Hall  
Lounge  
Dining Kitchen  
Utility  
Downstairs Shower Room

First Floor:  
Master Bedroom with En-Suite  
Two Further Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Enclosed & easily maintained gardens  
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, kitchen fittings and bathroom fittings.

### Services

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

### EPC Rating

C

### Council Tax Band

F

### Viewings

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
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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



## 2 Harleyburn Avenue, Melrose, TD6 9JZ

Approximate Gross Internal Area = 138.3 sq m / 1489 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1204189)

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.