

Melrose

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 7 Eildon Terrace

Melrose, TD6 9QJ

**Guide Price £190,000**



A bright and inviting two bedroom semidetached home set within one of Melrose's sought after residential areas, offering an appealing blend of comfort, potential, and outdoor space. The property enjoys a spacious, well proportioned layout throughout, giving it an easy, practical flow that suits modern living. A key highlight is the conservatory, which enhances the living accommodation and creates a versatile additional space - perfect as a dining area, relaxation spot, or home office. While the home is perfectly functional as it stands, there is clear scope for improvement, allowing a new owner to update and personalise to their own taste. Outside, the generous front and rear gardens provide excellent outdoor space for gardening or entertaining. A gravelled drive to the front offers convenient pull in parking, adding to the property's everyday practicality. Altogether, this is an ideal starter home in a sought after Melrose location; full of potential, well laid out, and ready for someone to make their own.



# 7 Eildon Terrace

Melrose, TD6 9QJ

**Guide Price £190,000**

Ground Floor:  
Entrance Hall  
Lounge  
Kitchen  
Conservatory  
Downstairs WC

First Floor:  
Two Double Bedrooms  
Bathroom with bath & separate shower enclosure

Gas Central Heating  
Double Glazing

Gardens to front & rear  
Gravelled Drive



## Location

Melrose offers a unique blend of historical charm, natural beauty, and modern amenities, making it a highly desirable location for discerning buyers. This picturesque town, nestled in the heart of the rolling Borders countryside is steeped in history, most notably its iconic Melrose Abbey, a stunning ruin that whispers tales of Scotland's past. Beyond its historical significance, Melrose boasts a thriving town centre, where a delightful blend of independent boutiques, inviting cafes and traditional pubs create a warm and welcoming atmosphere. Residents enjoy a strong sense of community, participating in local events and embracing the town's friendly spirit. For outdoor enthusiasts, the surrounding landscape offers a wealth of opportunities, from leisurely strolls along the River Tweed to more challenging hikes up the iconic Eildon Hills, whose triple peaks provide panoramic vistas of the surrounding Borders countryside. The renowned Greenyards, home to Melrose Rugby Football Club, adds a vibrant sporting dimension to the town, fostering a strong sense of local pride and community spirit. Melrose also benefits from excellent transport links, making it easily accessible to Edinburgh and other major cities. The town's strong sense of community, combined with its stunning setting and convenient location, creates a truly exceptional place to live. Whether you're seeking a peaceful retreat or a vibrant town to call home, Melrose offers the perfect balance of rural tranquility and urban convenience.

## Fixtures & Fittings

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

## Services

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

## EPC Rating

D

## Council Tax Band

B

## Viewings

By appointment with the Selling Agent



**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
Tranent,	Tel 01875 611211



**7 Eildon Terrace, Melrose, TD6 9QJ**

Approximate Gross Internal Area = 95.12 sq m / 1024 sq ft

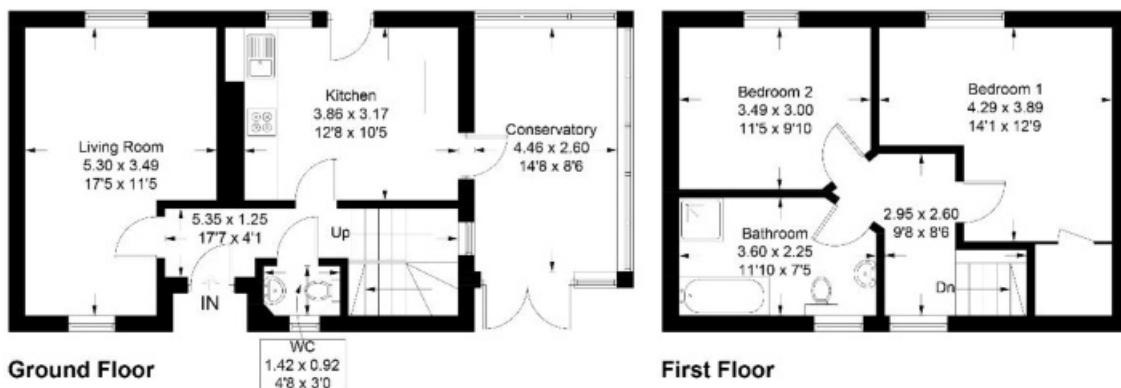


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1270177)

Full members of:

