



54 Eildon Crescent, Melrose, TD6 9RG

Guide price £275,000





54 Eildon Crescent, Melrose, TD6 9RG

- 3 Bedroom Semi-Detached House
- Modern Family Kitchen
- Driveway Parking
- Fantastic Views
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Immaculate Condition
- Easily Maintained Gardens
- Sought-After Location
- Excellent Local Schooling Nearby

We are delighted to offer this well presented three-bedroom semi-detached house in a popular residential location a short distance from Melrose Town Centre. Enjoying an elevated position with peaceful views of the iconic Eildon Hills, 54 Eildon Crescent is just a short distance from the many amenities of the town centre, and a short drive from the Borders General Hospital and Tweedbank Railway Station. The property is presented in excellent order throughout and offers spacious accommodation over two floors, and further benefits from spacious landscaped gardens and off street parking.

ACCOMODATION

- ENTRANCE HALLWAY - LIVING ROOM - KITCHEN/DINING ROOM - 3 BEDROOMS - FAMILY BATHROOM - WC -



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Internally

Entering via the welcoming entrance hall, the property immediately creates an excellent first impression with its tasteful décor and practical ground floor WC. The generous lounge is a bright and inviting space, beautifully presented with contemporary finishes and ample room for relaxing and entertaining. To the rear, the impressive open-plan kitchen and dining room forms the heart of the home, featuring a stylish range of modern units and excellent space for family dining, with a separate utility room providing additional storage and convenience. Upstairs, a central landing gives access to three well-proportioned bedrooms, two benefiting from useful built-in storage, together with a modern family bathroom fitted with a contemporary white suite.

Kitchen

The impressive dining kitchen forms the true heart of the home, offering a superb open-plan layout perfectly suited to modern family living, with direct access to the rear garden. The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl sink with mixer taps. Integrated appliances include electric oven, hob and stainless steel extractor hood. There is also a space at the end of the units for a tall fridge freezer. The adjoining utility room provides excellent additional storage and houses space for the washing machine.

Bathroom

The family bathroom has been attractively upgraded in a contemporary style, featuring a modern white three-piece suite comprising a WC, wash hand basin set within a vanity unit and a panelled bath with electric shower and glazed screen. Stylish and clean wet wall panelling completes the modern look perfectly.



Externally

To the front, the property enjoys an attractive and well-maintained setting, approached via a generous gravelled driveway providing off-street parking for several vehicles. A neatly presented lawn, enclosed by timber fencing and complemented by established planting beds, creates an appealing first impression while remaining easy to maintain.

The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space, perfectly suited to modern family life. A level lawn provides an ideal area for children and pets, while an impressive two-tier timber deck offers multiple seating and dining areas. Designed to make the most of its elevated position, the garden enjoys wonderful views towards the iconic Eildon Hills and provides the perfect setting for al fresco dining, summer barbecues and relaxing with family and friends. Decorative planters, mature trees and privacy fencing combine to create a welcoming and peaceful outdoor retreat.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage.

Location

Regarded by many as one of the most desirable Border Towns, which was voted "One of the Best Places to Live in Scotland in 2022" by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Council Tax

Council Tax Band D.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

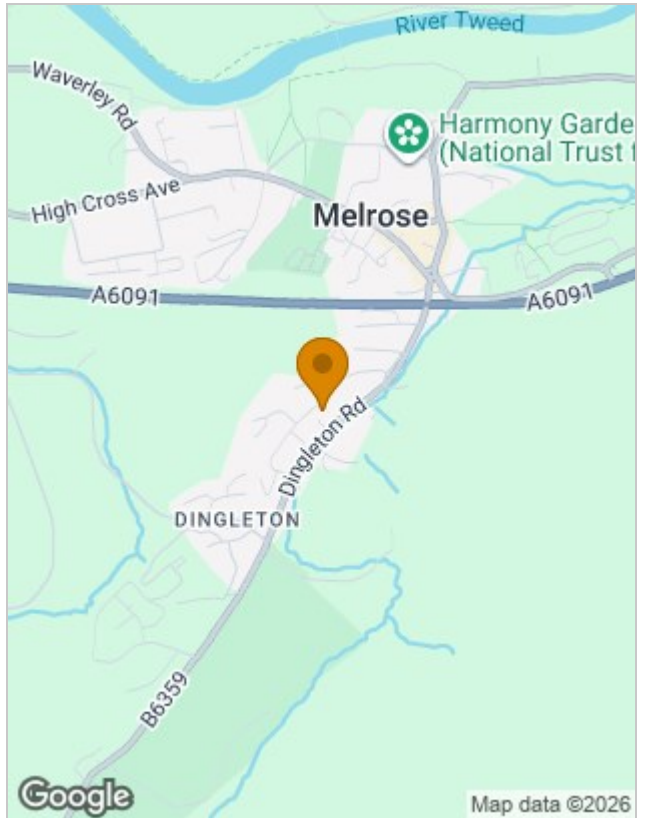


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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