

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Cumbræ, Aldie Crescent, Darnick

TD6 9AY

Guide Price £465,000



Nestled in the highly sought-after and peaceful village of Darnick, Cumbræ presents an excellent opportunity to acquire a spacious detached family home with superb potential. Although the property would benefit from a degree of updating, it is offered in neat and tidy order throughout and provides flexible accommodation comprising a welcoming vestibule and hall, extremely generous lounge, kitchen, rear hall, dining room or downstairs bedroom, downstairs WC, three double bedrooms and a family bathroom. Externally, the property enjoys a large private garden together with a garage and driveway, ideal for family living. Darnick is a peaceful and highly sought-after village, yet exceptionally convenient, with the Borders General Hospital just a five-minute walk away and Tweedbank Railway Station within fifteen minutes on foot, providing regular services to Edinburgh in under an hour. Nearby Melrose offers an excellent range of amenities including independent shops, cafés, restaurants, supermarkets, highly regarded schooling, and leisure facilities, all set within the beautiful Scottish Borders countryside.



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Vestibule
Hall
Lounge
Kitchen
Rear Hall
Dining Room/Downstairs Bedroom
Downstairs WC
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large Garden
Garage
Drive



Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency within easy walking distance of Darnick and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. 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 courts, a bowling green and a golf course, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. Regular bus services run through Darnick and Tweedbank railway station around a 10 – 15 minute walk.

Fixtures & Fittings

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

Services

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

EPC

D

Council Tax Band

F

Viewing

Strictly 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:

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Tranent,	Tel 01875 611211



Cumbrae, Aldie Crescent, Darnick

Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 161.7 sq m / 1740 sq ft

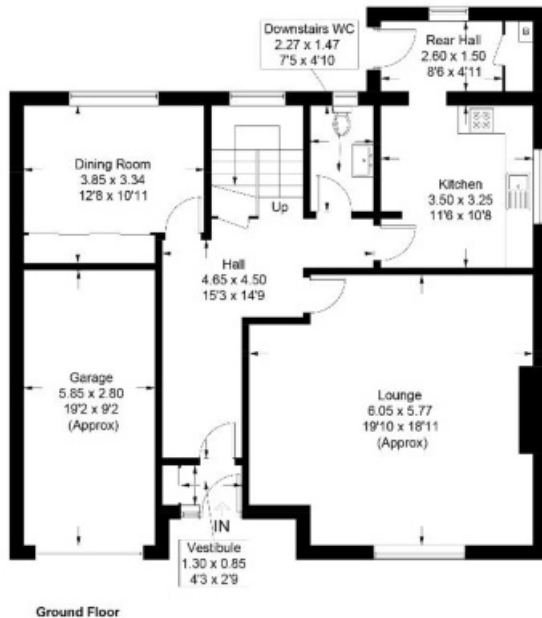


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D13D0625)

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.