

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Abbotsford Terrace

Darnick, TD6 9AD

Guide Price £360,000



Set within the highly desirable village of Darnick, just a short and level stroll from the amenities of nearby Melrose, this three bedroom detached family home offers generous proportions, a well connected layout and excellent scope to adapt to one's own taste. The ground floor centres around a lovely bright lounge with bay window, leading through to a separate dining room and onward to the kitchen - three spaces that connect beautifully and offer real flexibility for modern family living. Upstairs, three well sized bedrooms provide comfortable accommodation, served by a family bathroom. Occupying a good sized plot, the property enjoys well maintained gardens to the front and rear, ideal for families, gardening enthusiasts or simply those who enjoy outdoor space. A driveway and garage add further practicality. A spacious home in a sought after village setting, with the potential to shape and personalise - perfect for buyers looking to settle in this ever popular part of the Borders.



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Ground Floor
Entrance Porch
Hallway
Lounge
Dining Room
Kitchen
Downstairs WC

First Floor:
Three Bedrooms
Bathroom

Well kept gardens

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 of Earlston. Regular bus services run through Darnick and Tweedbank Railway Station is around a 10-15 minute walk.

Fixtures & Fittings

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

Services

Mains drainage, water, and electricity. Gas fired central heating. Double glazing.

EPC Rating

D

Council Tax Band

E

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 129.1 sq m / 1390 sq ft

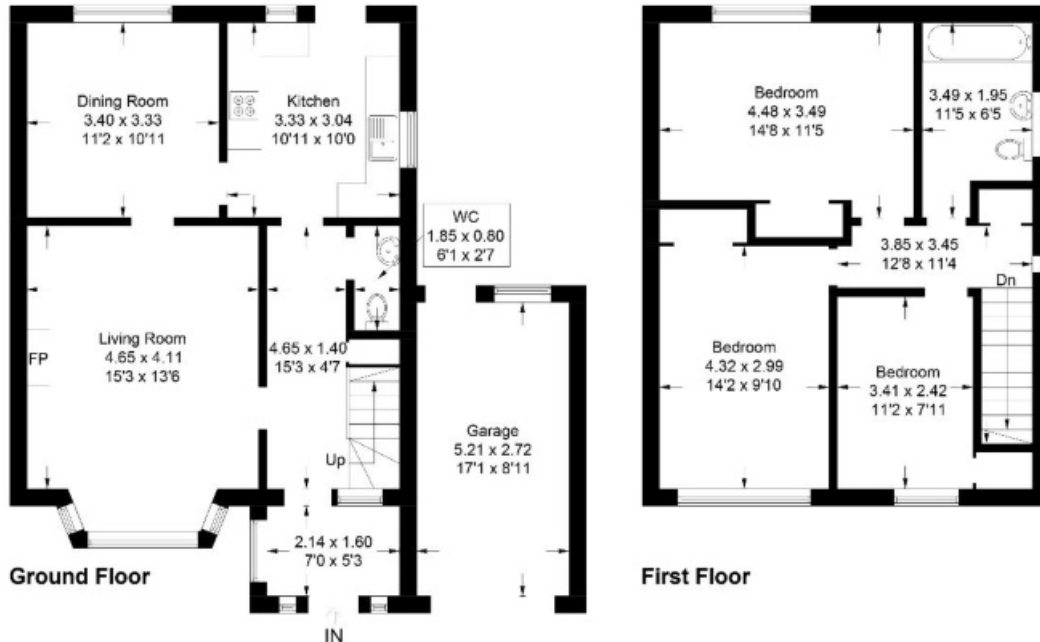


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I01297275)

Full members of:



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