



6 Galloway Court Offers Over £230,000

Melrose, TD6 9BF



In The Sought After Village Of Darnick Just A Short Walk From The Centre Of Melrose, 6 Galloway Court Offers A Modern And Immaculately Kept Home - Ideal For Those In Search Of A Centrally Positioned And Easily Maintained Property In The Heart Of The Scottish Borders.



6 GALLOWAY COURT

Tucked off the village road with a charming mews style arched entrance, a neat garden frontage frames the entrance for number 6, with two residents parking spaces available in the cul de sac. The ground floor is bright and freshly presented; with an open plan living room flowing into a dining area and adjoining fitted kitchen, with a sliding patio door opening into the private rear garden. Also on the ground floor, a useful cloakroom with W/C and super under stair storage. Upstairs there are two comfortable double bedrooms with storage, as well as a third single bedroom which would be ideal as a child's room or home office. A modern shower room opens across the hall. Externally, in addition to the colourful courtyard frontage, a lovely space to the rear has been beautifully landscaped by the current owners to host a deck, raised border and super summerhouse, with plenty of colour and points of interest. This is an ideal home for those seeking good transport connections, with the Border Railway just a five minute drive, easy access to the A68 and set across the A7 from the Borders General Hospital.

LOCATION

In addition to stunning local scenery, the well-connected town takes advantage of major road and rail links; sitting just off the A68 and A7 with connections to the recently opened Borders Railway at Tweedbank and Galashiels, as well as a local bus service. Edinburgh is within striking distance and just a swift 40 minute drive for the commuter, with the railway opening up the region for both work and leisure. Local schooling is available from nursery through to primary, with private schooling at the highly regarded St Mary's. Melrose is also within the catchment for Earlston High School – a well-considered and popular secondary, achieving excellent academic results with great extracurricular facilities, and even featuring in Tatler magazine! There is no shortage of sporting opportunities from golf to tennis, football to rugby, and proudly home to the world famous Melrose Sevens.

ACCOMMODATION LIST

Entrance Hall, Cloakroom W/C, Open Plan Living Room, Dining Area & Kitchen. Three Bedrooms & Shower Room. Garden Front & Rear. Residents Parking.

HIGHLIGHTS

- Ideal for the downsizer
- Rarely available location
- The perfect holiday home or investment property given the popularity of the area.

- Prime position within the central Scottish Borders for a range of leisure activities and transport links.
- Stunning local scenery on the doorstep.
- Tastefully decorated and fully fitted – making it ready to move into or let.

SERVICES

Mains water, electric and drainage. Gas central heating.

ADDITIONAL INFORMATION

All floor coverings, curtains and blinds will be included in the sale. Integrated appliances are included, and further furnishings are available by separate negotiation.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band C.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £230,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.