



4 Eildon Terrace

Melrose, TD6 9QJ



A Charming Property, Ideal For Those In Search Of Easily Maintained Accommodation And Private Outdoor Space, Situated In The Desirable Town Of Melrose, With Fantastic Outlooks.





4 EILDON TERRACE

Nestled at the foot of the Eildon Hills is this attractive semi-detached property, located in a highly sought after and rarely available area of Melrose. 4 Eildon Terrace is the ideal property for those looking to make their first purchase, downsize or for an investment opportunity.

The bright and airy accommodation is comfortable in proportions, with a dual aspect lounge with feature open fire. A country style kitchen is neutral in colour, and has a patio door leading out to the garden. The family bathroom is located off the split level staircase and the first floor hosts three good sized bedrooms, with the master bedroom particularly spacious. The property has fantastic potential for extending if desired, subject to the necessary planning permissions. Externally, there is a large fully enclosed garden to the rear, comprising patio, lawn and decking, ensuring there are ample seated areas to enjoy the sunshine.

A monoblock driveway ensure ample off street parking. The ever popular Melrose – voted the best town to live in Scotland in 2018, is a firm favourite for families, retirees and tourists alike. The pull of the quaint and picturesque town lies in its beautifully kept and vibrant high street; packed with independent traders and artisan shops, Melrose retains a traditional market town feel with plenty to do - while still extremely well connected for modern requirement. The area is surrounded by historical landmarks; with Border heavy weights such as Sir Walter Scott's residence and the St Mary's Abbey just a short walk, with the backdrop of the Eildon hills on one side, and the River Tweed to the other.....it's quite the idyllic spot!

MELROSE

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 SUMMARY

Entrance Hall, Living Room, Kitchen, Bathroom, Three Double Bedrooms. Enclosed Garden & Driveway.

HIGHLIGHTS

- Rarely Available Location
- Perfect family home, holiday home or investment property alike.
- Stunning local scenery on the doorstep.
- Scope to extend if desired
- Fully enclosed garden and drive
- Earlston High School Catchment

SERVICES

Mains water, gas, electric and drainage.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

MEASUREMENTS

See Floorplan.

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 £199,000 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.