

LEGAL
HASTIN & S



Moyness, 1 Eildonbank

Melrose, TD6 9HH

Offers Over £380,000





Nestled in the picturesque village of Eildon, this modern detached bungalow offers a perfect blend of contemporary with an ease of access to both open countryside and a range of amenities being set just off the A68.



MOYNESS

In a generous plot, the three-bedroom property benefits a level wrap around garden with excellent privacy, ample parking and a garage. Inside, the bright and freshly presented accommodation is an obvious choice for the downsizer or those in search of easily maintained accommodation; with a comfortable lounge, a fantastic sunroom opening directly to the garden, and a fully fitted breakfasting kitchen, there is plenty of space for hosting visiting family and friends. The property hosts three well-appointed bedrooms including a master bedroom with an ensuite shower room, and a separate shower room across the hall. In addition, there is useful storage throughout, a convenient utility room and garage. Externally the garden is largely laid to lawn; with mature hedging sheltering the garden, a large patio opening from the sun room, planted borders and fruit trees and a large timber shed perfect as a garden room and for additional storage.

LOCATION

Eildon is located near the picturesque town of Melrose, a charming and tranquil community known for its scenery and welcoming atmosphere. Nestled at the foot of the Eildon Hills, the village offers breath-taking views and a variety of outdoor activities, making it ideal for nature lovers and outdoor enthusiasts. Residents enjoy a peaceful lifestyle while being a short drive from the amenities of Melrose and St Boswells, including shops, restaurants, and transport links. Being centrally positioned within the Borders, the A68 links the village to both north and south, with Edinburgh & Newcastle accessible in under an hour, and with the local railway station for the border line available at Tweedbank, opening up access to the city for both work and leisure. Access to further towns, such as Kelso and Galashiels are just a short 10-15 minute drive.

HIGHLIGHTS

- Rarely available area
- Highlights
- Rarely available area
- Detached bungalow

- Level wrap around garden
- Wonderful outlooks
- Immaculate home report

ACCOMMODATION

Entrance Hall, Master with Ensuite Shower Room, Bedroom Two, Shower Room, Living Room, Sun Room, Breakfasting Kitchen, Utility Room, Bedroom Three/Study, Garage.

SERVICES

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

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. 121 sq m internal.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating 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 £380,000 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.



