



Thistle Cottage 5 Eildonbank
Melrose, TD6 9HH



4 bed



2 public



3 bath



Nestled in the charming village of Eildon, this modern detached house offers a perfect blend of contemporary living and family-friendly accommodation.



Set upon a generous plot, the property boasts beautifully landscaped gardens that provide ample space for outdoor activities and relaxation with wonderful outlooks over the countryside and beyond.

Inside, you'll find spacious living areas designed for comfort and functionality, making it ideal for family life. The accommodation flow and layout enhances natural light, creating a warm and inviting atmosphere. With a choice of four bedrooms, this home is perfect for growing families looking for both space and style; enjoying the peaceful village setting while being just a short distance from local amenities and transport links in the nearby towns of Melrose & St Boswells.

Externally, Eildonbank benefits large wrap around gardens, ideal for those with a passion for gardening or simply enjoying the outdoor space; with ample room for planting, colourful blooms, entertaining and enjoying the sunshine. The driveway and garage offer valuable external storage and space ensuring convenience for vehicles and outdoor equipment.

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
- Detached family home
- Generous wrap around gardens
- Wonderful outlooks
- Immaculate home report

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Sitting Room, Dining Room/Sun Room, Study, Kitchen, Utility Room, Cloakroom, Landing, Master

Bedroom with En-Suite, Two Further Bedrooms, Family Bathroom

SERVICES

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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. The internal floor area is approx. 178m² or thereby.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999- lines open until 10pm 6 days a week. Virtual tour available on our website, www.hastingslegal.co.uk, or via the YouTube channel.

PRICE & MARKETING POLICY

Offers Over £450,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.