



West Cottage, Darnick, Melrose, TD6 9AQ

Guide price £220,000





West Cottage, Darnick

Melrose, TD6 9AQ

- Two Bedroom Cottage
- Modern Appliances
- Perfect Downsize
- Close to Train Station
- Easy Commute to Edinburgh
- Immaculately Presented
- Rarely Available Location
- Close to Amenities
- Borders General Hospital Nearby

We are delighted to offer this attractive cottage, discreetly located close to the centre of the highly sought-after village of Darnick, just a short distance from Melrose. The property offers immaculately-presented accommodation on one level and would ideally suited to a downsizer.

The many amenities of Melrose are just a walk or short drive away, including both St Mary's Preparatory School and Melrose Primary School. The property also benefits from excellent transport links, with the A68 offering easy access to both Edinburgh and Newcastle-Upon-Tyne, and the A7 linking to Southern Scotland and Carlisle, while nearby Tweedbank Railway Station provides access to central Edinburgh in under an hour.

- OPEN PLAN KITCHEN/LIVING ROOM - 2 DOUBLE BEDROOMS - SHOWER ROOM -



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Internally

The property offers bright, free flowing accommodation with modern fixtures & fittings and a wonderful open plan living area.

Entering in to the welcoming open plan living/kitchen area with mezzanine storage area above. Next to the main living area, the hallway leads you to a spacious shower room and two double bedrooms with built in wardrobes.

Kitchen

The kitchen is fitted with a range of modern wall and base units overlaid with wood-effect worktops incorporating a single bowl sink with mixer tap. Integrated appliances include an electric oven and 4 burner hob with extractor hood. There is also undercounter space for a dishwasher or washing machine and space to the side of the kitchen for a freestanding fridge.

Shower Room

The shower room is fitted with a modern three piece suite including WC, vanity basin and walk-in shower fitted with splashbacks.



Externally

The property benefits from an enclosed gravel area at the front of the property, ideal for a parking area or low maintenance garden area.

Location

The property occupies a quiet residential position within Darnick, close to Melrose. Regarded by many as one of the most desirable Border Towns, which was also recently voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Fixture & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Council Tax Band

Council Tax Band D

Services

Mains gas, water, electricity and drainage.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.

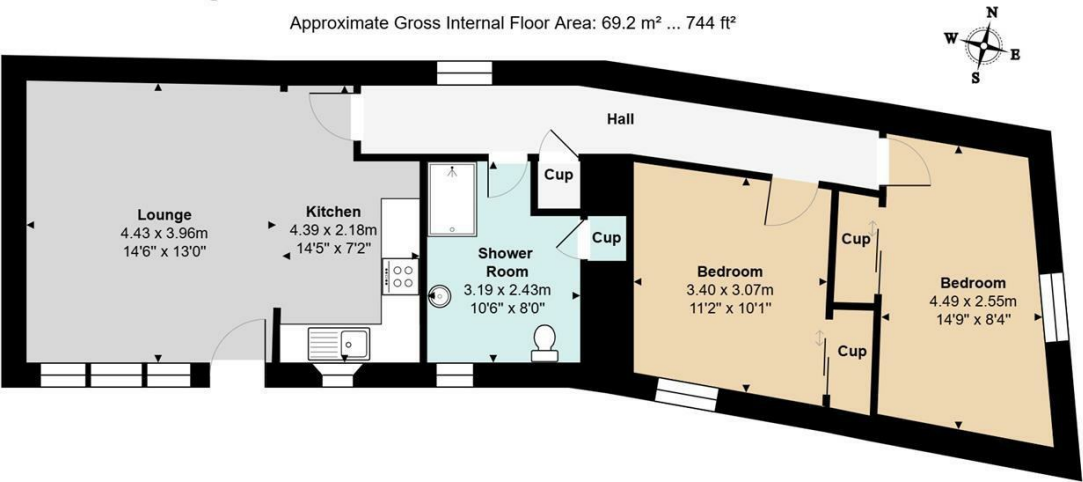




Floor Plans

West Cottage, Abbotsford Road, Darnick, TD6 9AQ

Approximate Gross Internal Floor Area: 69.2 m² ... 744 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



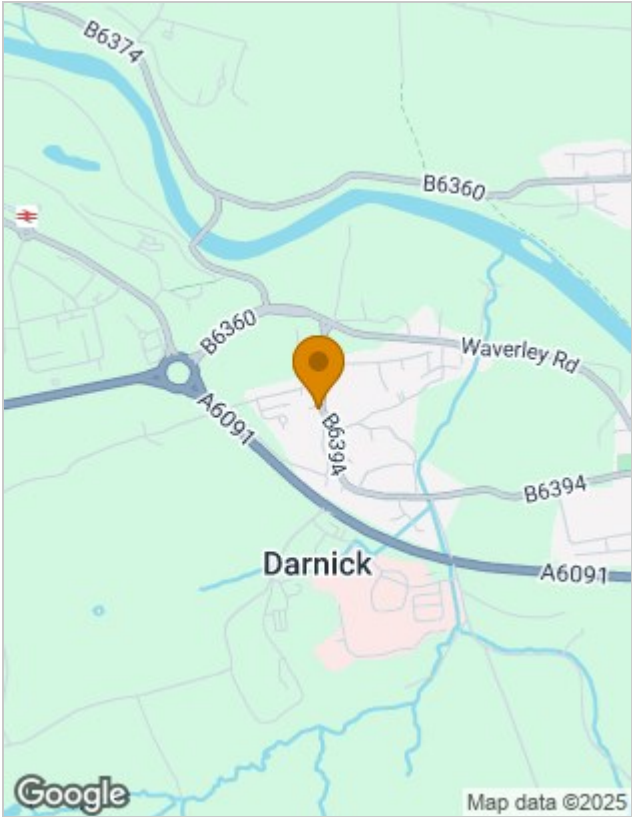
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

