



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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24 Fairways, Melrose, TD6 9HL

Guide price £280,000



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24 Fairways

Melrose, TD6 9HL

- 4 Bedroom Semi-Detached House
- Modern Family Kitchen
- Driveway Parking
- Fantastic Views
- Gas Central Heating & Double Glazing
- Ideal Family Home
- Immaculate Condition
- Easily Maintained Gardens
- Sought-After Location
- Excellent Local Schooling Nearby

We are delighted to offer this well presented four-bedroom semi-detached house in a rarely available location in a small cul-de-sac on the outskirts of Melrose Town Centre. Enjoying an elevated position with peaceful views of the iconic Eildon Hills, 24 Fairways is just a short distance from the many amenities of the town centre, and a short drive from the Borders General Hospital and Tweedbank Railway Station. This four-bedroom family home is presented in excellent order throughout and offers spacious accommodation over three floors, and further benefits from spacious landscaped gardens and off street parking.

ACCOMODATION

- ENTRANCE HALLWAY - UTILITY ROOM - 2 BATHROOMS - 4 BEDROOMS - SITTING ROOM - KITCHEN -



Guide price £280,000



Internally

The property is well-presented throughout and offers spacious accommodation over three floors. The ground floor comprises a utility room and a spacious principal bedroom suite with Jack and Jill bathroom. The kitchen and sitting room are located on the first floor with three further bedrooms and family bathroom on the second floor.

Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a 1.5 bowl sink with mixer taps. Integrated appliances include electric oven, gas hob and stainless steel extractor hood. There is also a space at the end of the units for a fridge freezer. There is a dining area with fitted benches, ideal for family meals.

On the ground floor there is also a separate utility room with space for a washing machine and tumble dryer.

Bathrooms

The ground floor is fitted with a jack and jill bathroom that can be accessed through the utility room and principal bedroom. The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin, bath with overhead shower and tiled splashbacks.

The family bathroom is located on the second floor and is fitted with a WC, pedestal wash hand basin, bath with overhead shower and tiled splashbacks.



Externally

Entering in to the rear garden, there is a decking area perfect for alfresco dining. There is also a raised lawn area and landscaped area with mature shrubs that overlook grazing fields and towards the Eildon Hills. To the front of the property, there is a gravelled area for off street parking and a handy timber shed.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage.

Location

Regarded by many as one of the most desirable Border Towns, which was voted "One of the Best Places to Live in Scotland in 2022" by the Sunday Times, Melrose provides and extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood 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 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.

Council Tax Band

Council Tax Band E.

Home Report

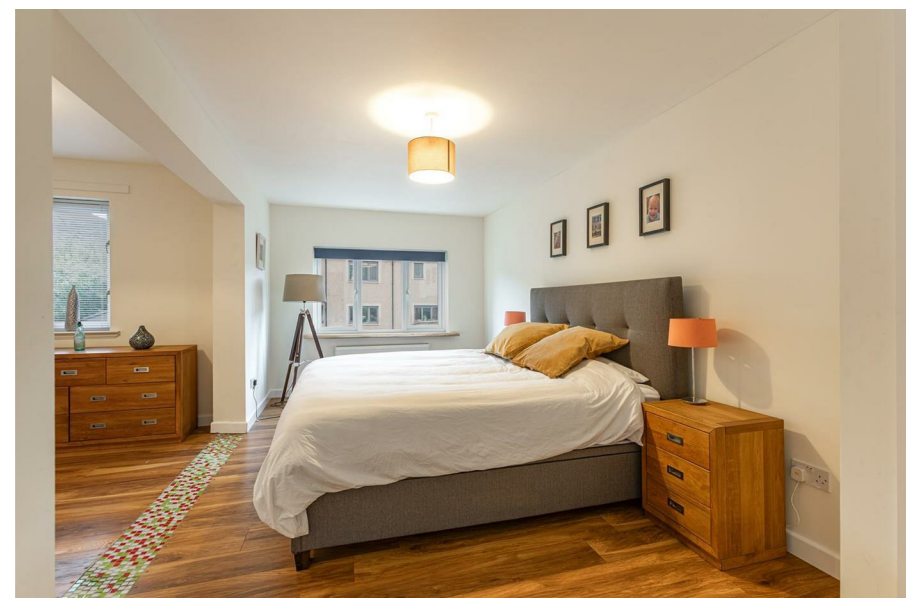
A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk

Viewings

Strictly by Appointment Only via James Agent.

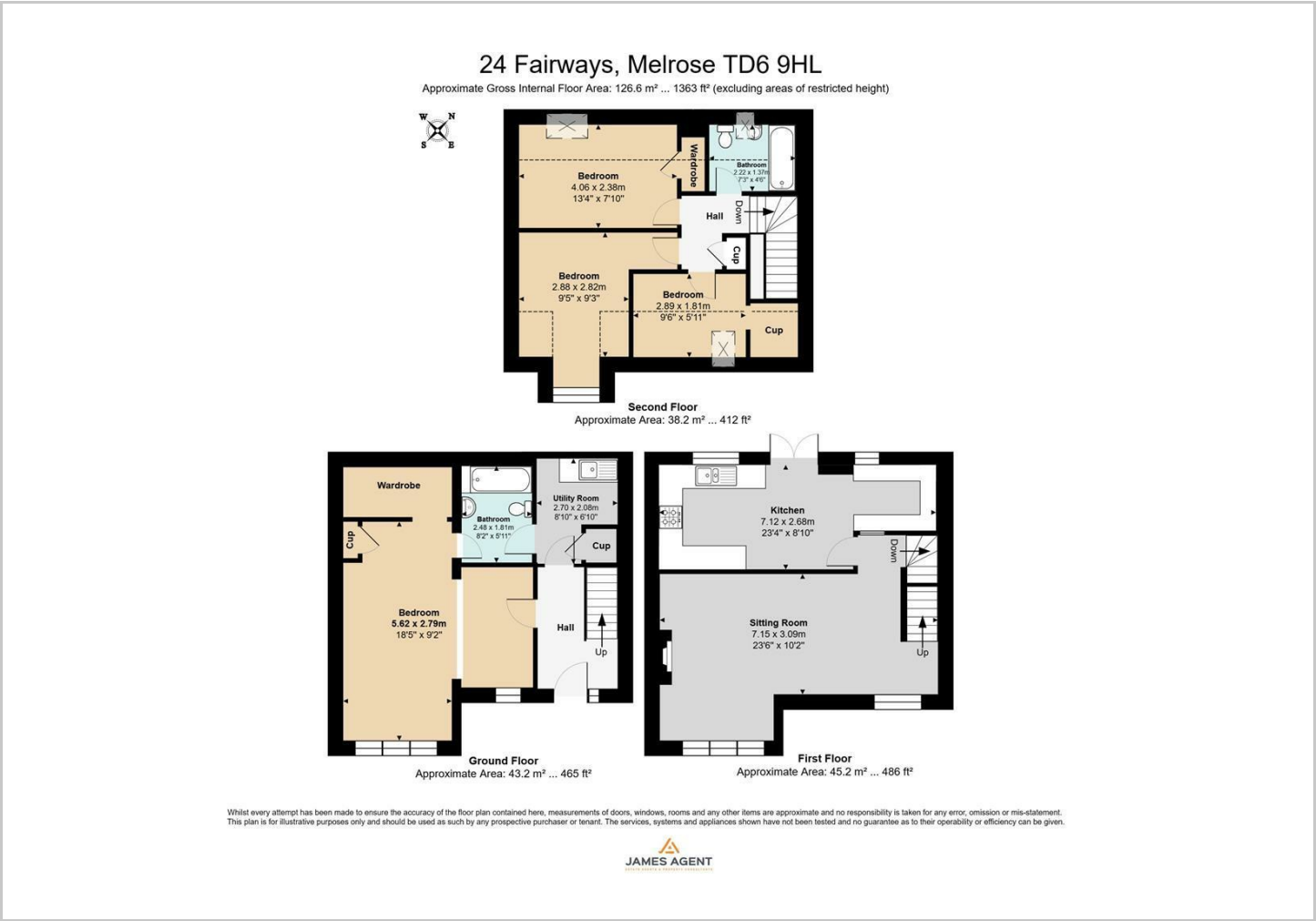
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested 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 any offer at any time.





Floor Plans



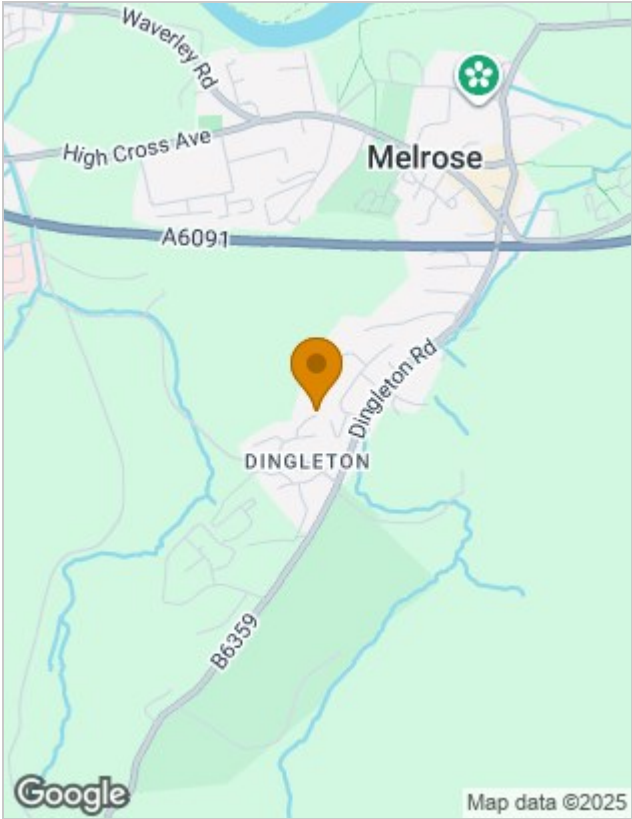
Viewing

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

