

22 Eildon View, Melrose, TD6 9RH  
Guide price £170,000

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# 22 Eildon View Melrose, TD6 9RH

- 2 Bedroom Semi-Detached House
- Stunning Views
- Close to Town Centre
- Generous Driveway
- Close to Train Station and BGH
- Highly Sought After Location
- Modern Fixtures & Fittings
- Immaculately Presented
- Excellent Local Amenities
- Commutable to Edinburgh

22 Eildon View is an immaculately presented 2 bedroom semi-detached home enjoying magnificent views towards the iconic Eildon Hills. The property further benefits from an enclosed rear garden and generous driveway parking, and is nestled within a quiet residential cul-de-sac just 5 minutes walk from Melrose town centre and a just short drive to both Tweedbank Railway Station and the Borders General Hospital.

## ACCOMMODATION

ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - 2 BEDROOMS - BATHROOM



### Internally

The property has been recently renovated and offers bright, immaculately presented accommodation over two floors, with stunning views towards the Eildon Hills. The property benefits from underfloor heating and solar panels which have been recently bird-proofed.

### Kitchen

The kitchen is fitted with a range of high gloss wall and base units overlaid with stone-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, hob and stainless steel oven hood, dishwasher, washing machine and fridge freezer.

### Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, pedestal sink and bath with Triton electric shower over. Modern tiling completes the look.

### Externally

To the rear of the property is an enclosed garden, primarily paved with mature planting, while the generous driveway provides ample parking.



#### 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 an 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 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.

#### Fixtures & Fittings

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

#### Services

Mains water, electricity and drainage. Electric underfloor heating and solar panels.

**Council Tax**  
Band C.

#### Home Report

A copy of the Home Report can be downloaded from our website.

#### Viewings

Strictly by appointment via James Agent.

#### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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 any time.





## Floor Plans

### 22 Eildon View, Melrose

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft

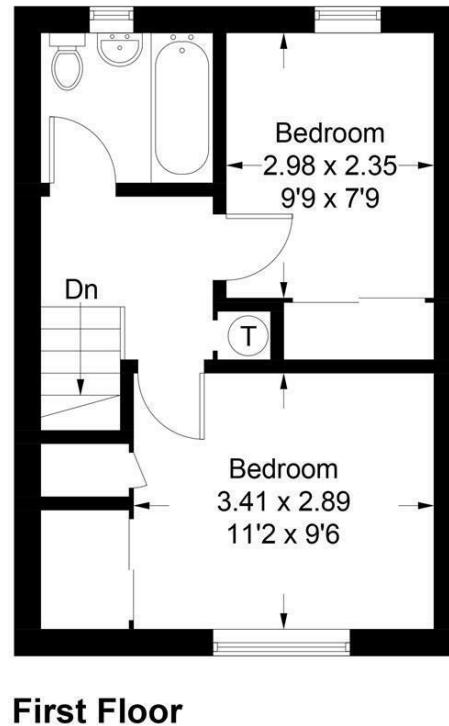
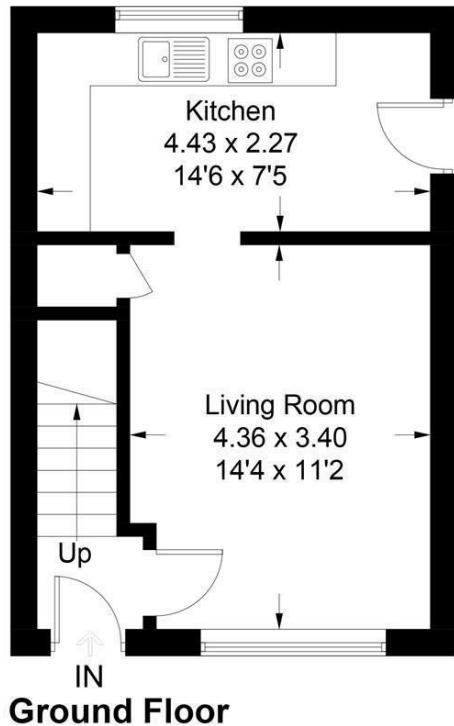
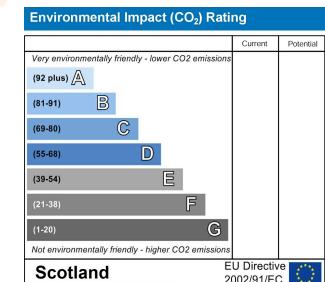
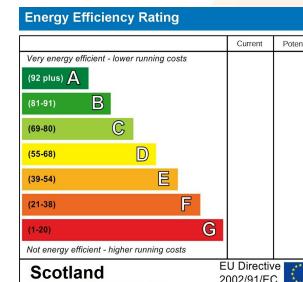


Illustration for identification purposes only, measurements are approximate, not to scale. [floorplansUsketch.com](http://floorplansUsketch.com) © (ID966773)

## Location Map



## Energy Performance Graph



## 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.