



Barra-Keir Fishers Lane, Darnick, TD6 9AS

Guide price £380,000





Barra-Keir Fishers Lane Darnick, TD6 9AS

- Detached Bungalow
- Outstanding Views
- Garage
- Close to Amenities
- Excellent Local Schooling
- Rarely Available Location
- Large Private Garden
- Large Driveway
- Walking Distance to Train Station
- Commutable to Edinburgh

We are delighted to offer this detached bungalow set in a quiet position within the highly sought-after village of Darnick, on the edge of Melrose. The property sits on a large plot with stunning views over the fields to the iconic Eildon Hills. The many amenities of Melrose are a walk or short drive away, while the Borders General Hospital and Tweedbank Railway Station are both close by.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN - UTILITY - THREE DOUBLE BEDROOMS - FAMILY BATHROOM -



Internally

The property offers bright, well-proportioned accommodation on one level with stunning, unspoiled views towards Melrose and the Eildon Hills. The front of the property is the bright sitting room with sliding doors leading to the garden, while to the rear is the kitchen and adjoining utility room. There are three double bedrooms, two with fitted wardrobes, and a family bathroom.

Kitchen

The kitchen has space for a breakfast table and is fitted with a range of wall and base units with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, hob with extractor hood and under-counter fridge & freezer. The adjoining utility has space for a freestanding washing machine.

Bathroom

The family bathroom is fitted with a 3-piece suite comprising pedestal wash hand basin, WC and panelled bath with electric shower over and tiled splashbacks.





Externally

The property benefits from a large garden, primarily laid to lawn with mature trees and established shrubs. For the keen gardener, there is a well-appointed greenhouse as well two timber sheds offering excellent storage. The detached garage and large driveway offer ample parking.

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.

Fixtures & Fittings

Fitted flooring and integrated appliances will be included within the sale.

Council Tax

Council Tax Band E.

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

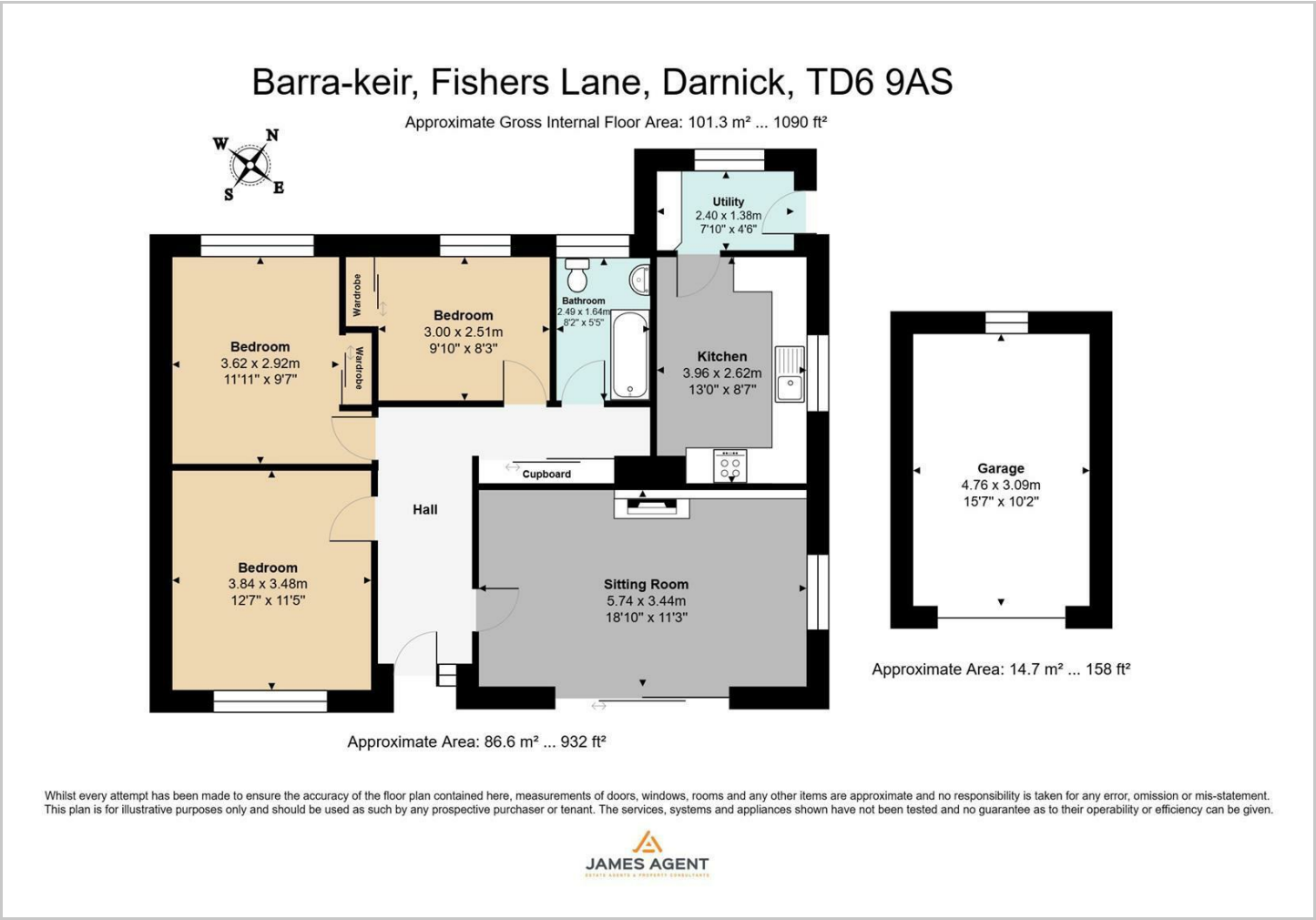
Offers

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



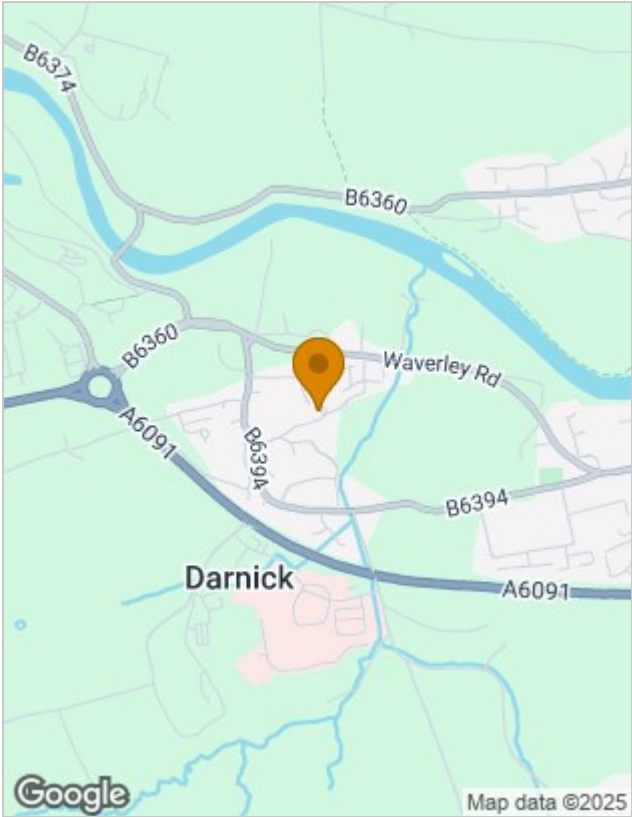
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

