



27 Fairways

Melrose
Borders
TD6 9HL

Particularly attractive, well maintained four bedroom semi-detached house

Within a central residential location



Scan Here!



4 BED



2 BATH



DRIVEWAY

ENERGY



EPC RATING



Surrounded by stunning countryside, Melrose is a picturesque town widely regarded as the Jewel of the Scottish Borders. It's home to the world renowned Rugby Sevens tournament first played here in 1883. You can enjoy an abundance of leisure activities and sports in Melrose including tennis, horse riding, golf, lovely walks, as well as partake in a spot of private fishing on the world famous Bowden reservoir. This is a town that really takes pride in its appearance – evident from the abundance of unique, quality and independent shops located around half a mile walk from Fairways. Melrose Abbey is a popular visitor attraction which is maintained by Historic Scotland and is one of many fascinating places of historic interest in the town. Melrose is a quality location that offers you culture, charm and places of outstanding natural beauty on your doorstep. The town is home to St Marys private school, Melrose Primary School and Nursery along with Earlston High school which is a short drive away and is one of the highest regarded secondary schools within the Scottish Borders.

The Borders Railway line is due to be up and running by September 2015 with half hourly services at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour. The rail line is roughly 3/4s of a mile from the development. Edinburgh is 39 miles, Galashiels 4 miles and the Borders General Hospital is roughly a 2 minute drive from the property. (All distances are approximate)

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Melrose,
Borders

Fairways



Lounge



The Property

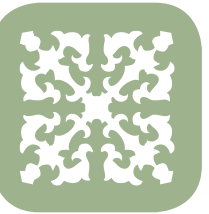
We are delighted to bring to the market this well maintained semi-detached house within a sought after location of Melrose. The property briefly comprises spacious lounge with patio doors to the rear garden, fully fitted kitchen, bright and airy dining room, four large bedrooms one of which benefits from an en-suite shower room and a family 3 piece part tiled bathroom with shower over bath.

Externally there is a fully enclosed rear garden which is mainly lawn and a driveway for up to two cars to the front of the house. There is more than adequate on street parking if more spaces are required.

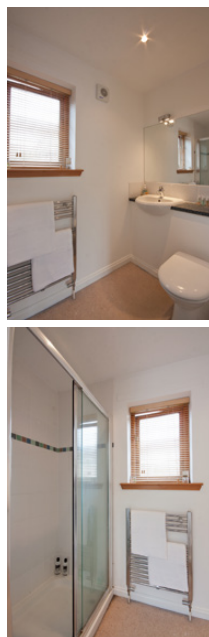
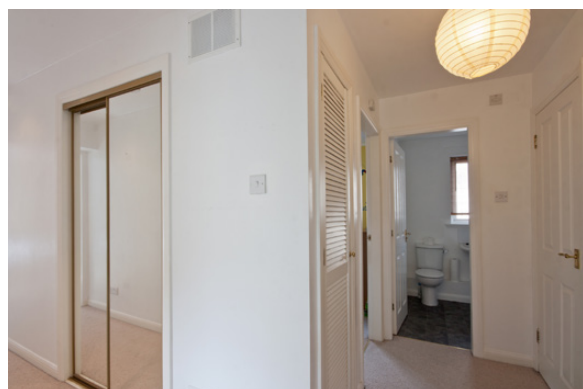
The property further benefits from gas central heating throughout and double glazed window units to ensure a cosy yet cost effective living environment.

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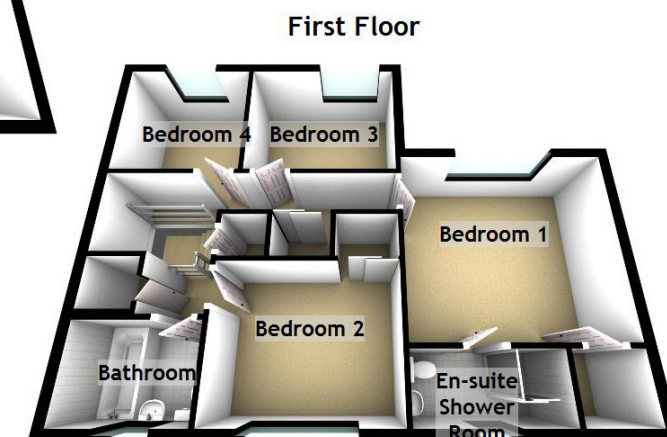
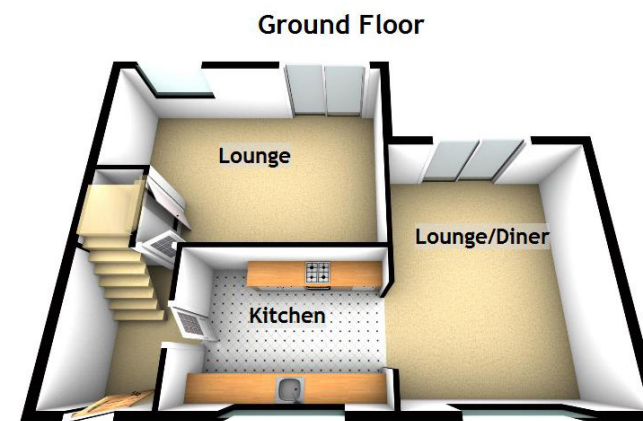
“...A well maintained semi-detached house within a sought after area of Melrose...”



Lounge/Diner



Floorplan & Map

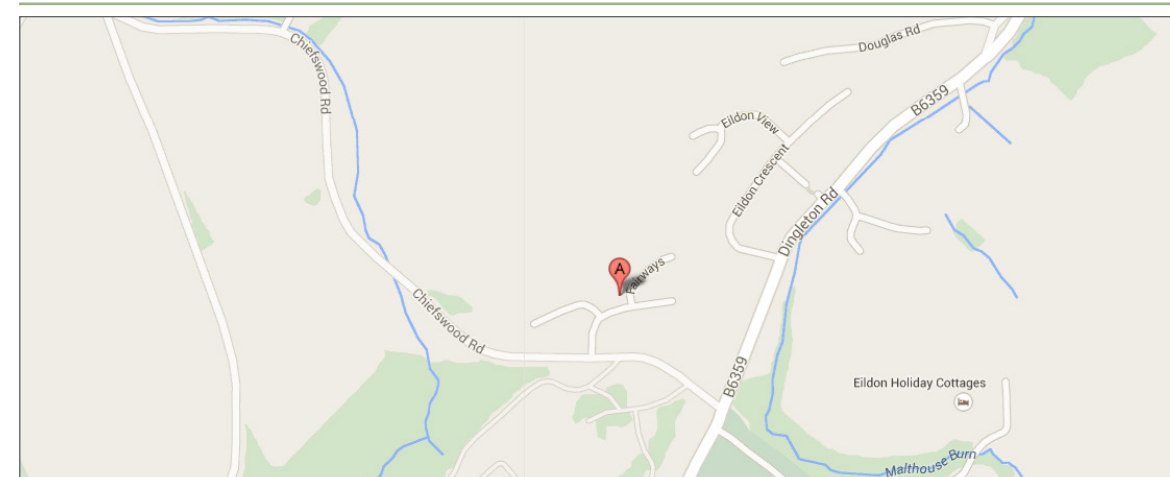
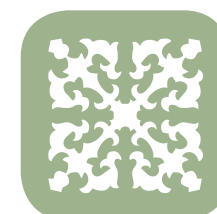


Approximate Dimensions (Taken from the widest point)

Lounge	5.72m (18'9") x 4.06m (13'4")
Kitchen	3.61m (11'10") x 2.75m (9')
Lounge/Diner	4.95m (16'3") x 3.95m (13')
Bedroom 1	3.96m (13') x 3.62m (11'11")
En-suite Shower Room	2.62m (8'7") x 1.22m (4')
Bedroom 2	3.33m (10'11") x 2.76m (9'1")
Bedroom 3	3.03m (9'11") x 2.44m (8')
Bedroom 4	2.56m (8'5") x 2.44m (8')
Bathroom	2.26m (7'5") x 1.70m (5'7")

Extras (Included in the sale)

Floor coverings, light fittings, blinds, integrated kitchen appliances





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Text and description
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