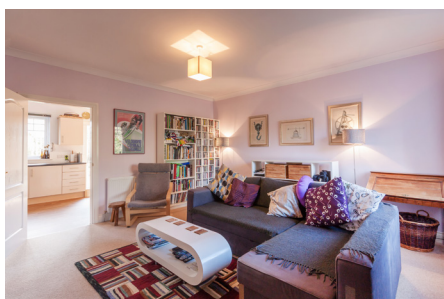




Particularly attractive semi detached home
Situoted within a popular residential location



18 Harleyburn Drive

Melrose, Borders, TD6 9JX



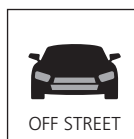
Scan Here!



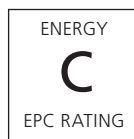
3 BED



1 BATH + WC



OFF STREET



ENERGY

C

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)

Melrose
Borders
TD6 9JX



18 Harleyburn Drive

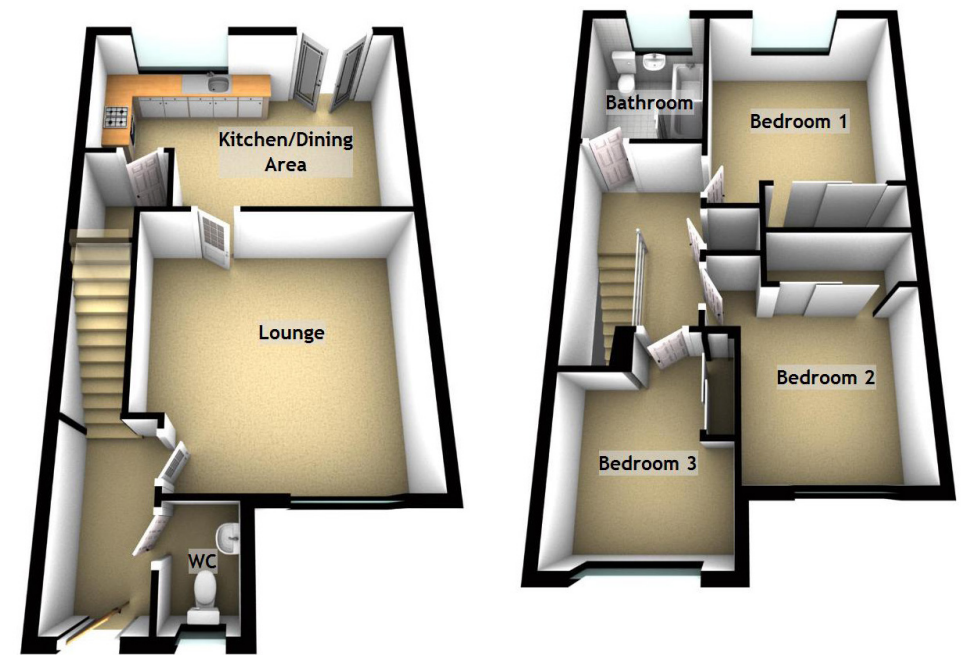
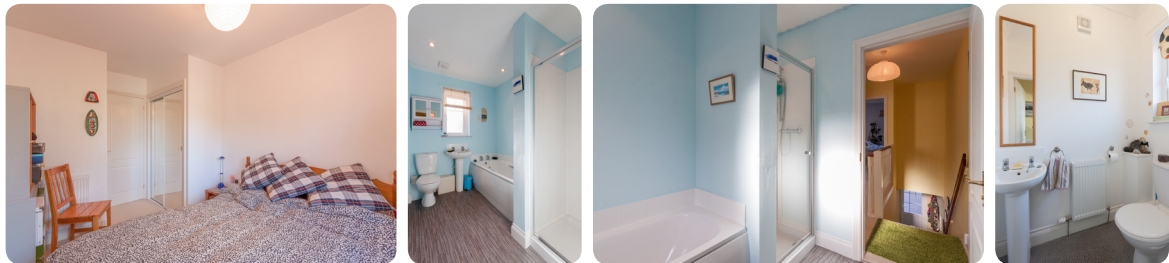
We are delighted to bring to the market this three bedroom home within the picturesque Borders town of Melrose. The property briefly comprises entrance hall, bright and airy lounge, fully fitted spacious kitchen with dining area to the back and door providing access to the rear garden, a useful WC, three double bedrooms with fitted wardrobes and a family three piece bathroom with a separate shower cubicle. Externally there is a driveway to the front of

the house providing off street parking and a fully enclosed rear garden which is well maintained by the current owners.

The property further benefits from gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment, along with under-stairs storage.



.....
 "...the property
 further benefits
 from gas central
 heating and
 double glazed
 window units
 throughout..."



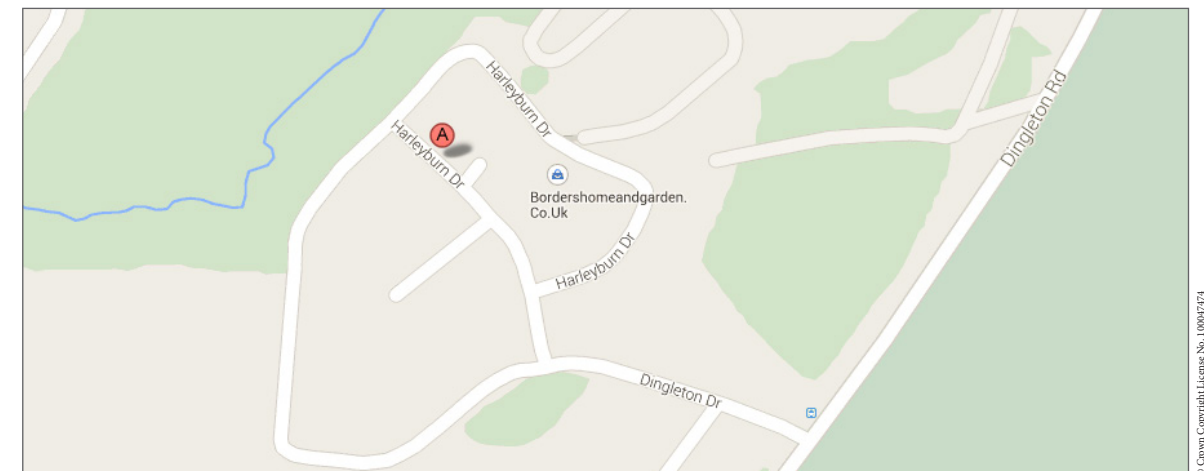
Specifications

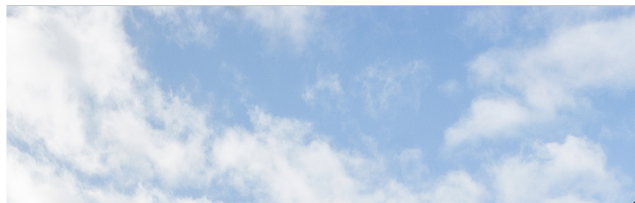
Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.47m (14'8")	Bedroom 3	3.16m (10'4") x 2.62m (8'7")
Kitchen/Dining	5.53m (18'2") x 3.62m (11'11")	Bathroom	2.63m (8'8") x 2.09m (6'10")
Bedroom 1	3.45m (11'4") x 3.33m (10'11")	WC	1.68m (5'6") x 1.08m (3'7")
Bedroom 2	2.96m (9'9") x 2.78m (9'1")		

Extras (Included in the sale)

Floor coverings, light fittings, blinds, kitchen and bathroom fixtures and fittings.





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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
LYNDSAY GOWANS
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
EAMONN MULLEN
Designer