

Melrose

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Virginia Cottage, Tower Road

Darnick, TD6 9AX

Offers Over £265,000



Set in the heart of the highly desirable village of Darnick, this idyllic two bedroom cottage enjoys a wonderfully peaceful setting while offering comfortably proportioned accommodation throughout. The layout opens with a spacious kitchen that provides ample room for dining, complemented by a cosy lounge and an additional public space in the form of a bright conservatory, which enjoys lovely outlooks over the rear garden. Upstairs, two generous double bedrooms provide excellent accommodation, served by a well appointed bathroom. The rear garden is a particularly attractive feature - fully enclosed, of a good size, and offering excellent privacy, ideal for relaxing outdoors or easily managed gardening. A driveway to the side provides convenient pull-in parking. A rare find in an exceptionally sought after area, this charming cottage is perfect as a primary residence, a peaceful holiday home, or an easily managed property to downsize to.



Virginia Cottage, Tower Road

Darnick, TD6 9AX

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Ground Floor
Entrance Hall/Study
Dining Kitchen
Lounge
Conservatory

First Floor:
Two Double Bedrooms
Bathroom

Generous enclosed rear garden

Pull In Parking



Location

The popular village of Darnick is within walking distance of the Abbey town of Melrose and enjoys easy access to many of the major employers within the region. The Borders General Hospital and Scottish Public Pensions Agency within easy walking distance of Darnick and the Scottish Borders Council HQ in Newtown St Boswells is just a few miles away. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis courts, a bowling green and a golf course, as well as the famous Greenyards rugby ground. Primary Schooling is provided in Melrose with secondary in Galashiels of Earlston. Regular bus services run through Darnick and Tweedbank Railway Station is around a 10-15 minute walk.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas fired central heating. Double glazing.

EPC Rating

D

Council Tax Band

E

Viewings

By appointment with the Selling Agent



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

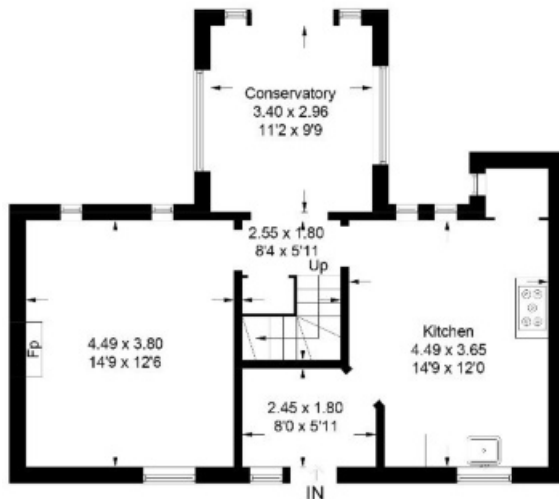
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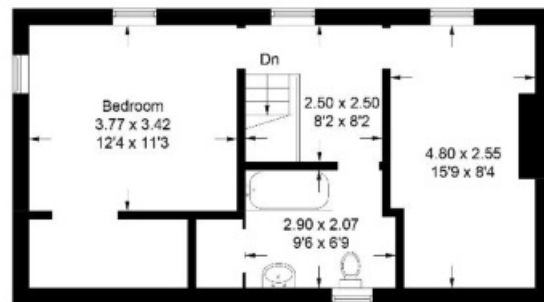


Virginia Cottage, Tower Road, Darnick, TD6 9AX

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1340503)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.