



GROUND FLOOR LOWER VILLA, ASHTREE HOUSE, TOWER ROAD, DARNICK

ACCOMMODATION

Kitchen, Lounge/Diningroom, Two Double Bedrooms,
Bathroom. Garden.

Large tarmacadam driveway and parking area.

Large Garage.

Gas Central Heating & Double Glazing.

LOT 1 - OFFERS OVER £160,000

**LOT 2 – SEPARATE GARAGE/PARKING SPACE –
OFFERS IN THE REGION OF £6,500**

GROUND FLOOR FLAT, ASHTREE HOUSE, TOWER ROAD, DARNICK

This is a bright, spacious and well laid out ground floor flat in a two flatted property in the desirable village of Darnick which is itself adjacent to Melrose and close to the Borders General Hospital. The property would suit a single person or a couple and may be particularly suitable for a couple wishing to downsize. The property itself has been totally upgraded in recent time and has a sunny outlook with views of the Eildons and is within walking distance of Melrose itself. It benefits from full gas fired central heating, double glazing and a new garage. In addition there is a separate garage/parking space some 25 yards from the property itself.

KITCHEN 2.61m x 2.85m (at widest)

Access to the flat is directly via the kitchen through a double glazed door. Ample base and wall units incorporating stainless steel oven and hob, sink and drainer. Space and plumbing for washing machine and fridge. Wood effect worktops with white tiling behind. Lit by a large window onto side of property. Laminated flooring. Central heating radiator. 3 x 13amp sockets plus dedicated sockets. 3 x brass effect light fitting.

LOUNGE 3.10m x 4.31m

Accessed from kitchen via a pine panelled door and three steps. Bright and cheery room with two windows facing out to rear and side both fitted with vertical blinds. Open shelving under one window. Fireplace with recessed electric coal effect fire and attractive stone effect surround. Large built-in cupboard with shelving containing combi boiler. Telephone point. Radiator. 10 x 13amp sockets. TV point. Chrome four point ceiling cluster light fitting.

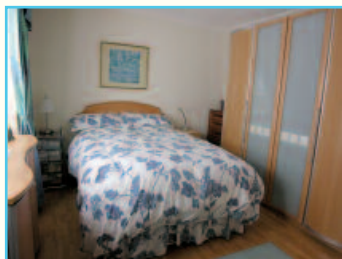
CORRIDOR 2.78m x 1.43m

Off which are bedrooms and bathroom and UPVC back door with glazed panel. Further small window looking out onto rear. Radiator. Laminated flooring. 2 x 13amp sockets. Four light stainless steel ceiling fitting. Alarm. Meter box. Smoke detector.

BEDROOM ONE

3.87m x 3.11m

A good sized well proportioned double room lit by a large double glazed window looking onto the rear. Central heating radiator. Four light stainless steel ceiling fitting. Radiator. 6 x 13amp sockets. Laminated flooring. Coving.



BEDROOM TWO

3.01m x 4.26m

Also overlooking onto rear. Four light stainless steel ceiling fitting. Radiator. 6 x 13amp sockets. Coving.



BATHROOM 1.48m x 2.36m

A good sized bright room with washhand basin set into vanity unit and WC. Fully tiled with granite style worktops on the vanity unit. Mira 415 shower; shower screen. Window with vertical blind fitted. Heated chrome towel rail.

OUTSIDE:-

GARAGE 4.36m x 3.03m

A new garage with up and over door. Concrete floor. Side door. Slate roof and harled to match the main property. There is a garden area to the rear of garage with shrubs and flowers and rotary dryer. Access to garage is via a large tarmacadamed

driveway and parking area with black iron entrance gate. To the front of the property there is a small enclosed courtyard area with attractive curved stone wall topped with low wire and railings.

PRICE:

Offers Over £160,000. Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE

The carpets and floorcoverings, the blinds and open to negotiation are the kitchen equipment, curtains and other furniture.

ENTRY:

By mutual arrangement.

VIEWING:

By appointment through the selling agents Collie & Company, 26 High Street, Selkirk. Tel. 01750 23868.



LOT 2 :

This comprises of an area of ground some 25 metres from the flat itself and down a tarred road which could house a garage or just be useful for parking a car or a caravan. Offers in the Region of £6,500 are invited..