Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



5 Hazeldean Meadow

Newstead, TD6 9DZ

Guide Price £385,000



Tucked away within an exclusive culdesac shared with only a handful of neighbouring homes, this detached four bedroom property offers exceptional privacy and a wonderfully peaceful setting. Inside, the layout is impressively well proportioned, providing excellent flexibility for modern family living. The generous dining kitchen forms the natural heart of the home - a superb social space ideal for everyday life and entertaining, complemented by a spacious lounge filled with natural light. The ground floor also offers the option of a fourth bedroom or an additional public room, giving you the freedom to tailor the space to your needs. Upstairs, all bedrooms are notably well sized, and the recently modernised bathroom facilities add a fresh, contemporary feel. The property is well presented throughout and ready for its next owners to move straight in. Surrounding gardens offer areas to relax and enjoy the outdoors, with the rear garden benefiting from good privacy. Practicality is well covered too, with driveways to both sides of the property and a garage providing ample parking and storage. A superb family home in a rarely available location - spacious, private, and immediately welcoming.



5 Hazeldean Meadow

Newstead, TD6 9DZ

Guide Price £385,000

Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Utility Room
Fourth Bedroom/Study
Shower Room

First Floor:
Three Double Bedrooms
Shower Room

Gardens to front & rear
Two Driveways
Garage





Location
The sought after village of Newstead lies just over one mile from the Abbey town of Melrose and enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Border Council HQ in Newtown St Boswells. 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 and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings
The sale shall include all light fittings, kitchen fittings and bathroom fittings.

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

EPC Rating
C

Council Tax Band
F

Viewings
By appointment with the Selling Agent









CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

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

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







5 Hazeldean Meadow, Newstead, TD6 9DZ

Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft

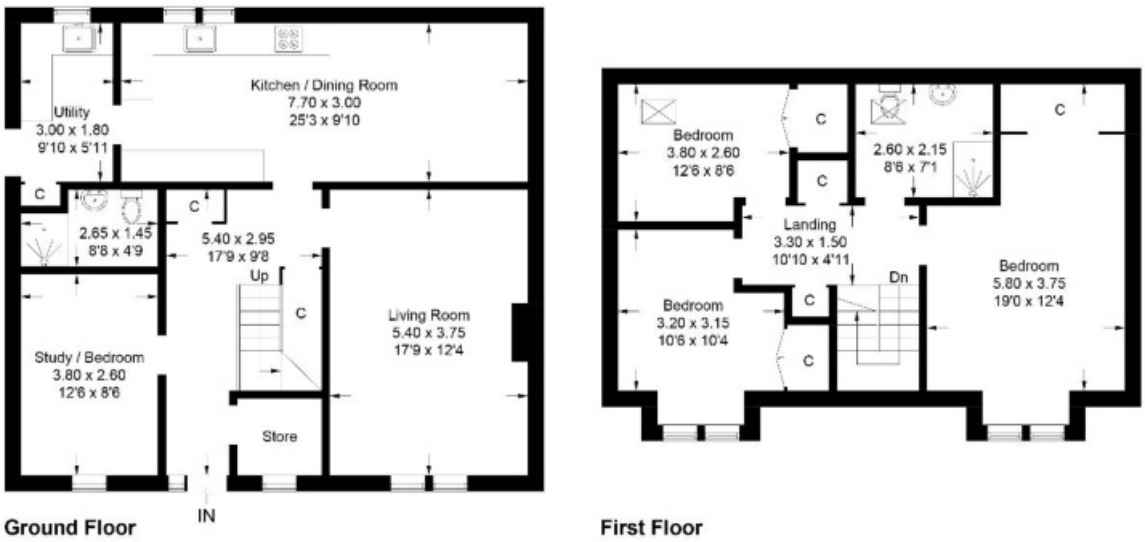


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288636)

Full members of:

OnTheMarket.com rightmove bspc espc spc scotland

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.