



EASTFIELD HOUSE

Melrose, TD6 9HG



GSC GRAYS

PROPERTY • ESTATES • LAND

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A pretty borders farmhouse together with gate lodge and paddocks with outstanding views close to Melrose.



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PROPERTY • ESTATES • LAND

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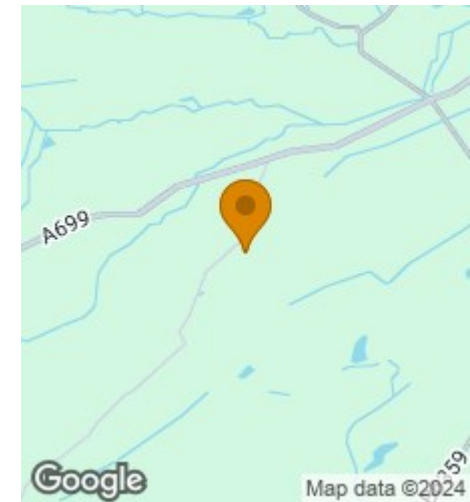




Approximate Gross Internal Area: 336.31 sq m (3620 sq. ft)

All measurements are for guidance only.
 Thickness and placement of walls, doors, windows and appliances are approximate.
 The calculated Gross Internal Area is approximate.
 Whilst every attempt has been made to ensure this floorplan is as accurate as possible please note that it must NOT be relied upon as statement of fact and is for identification and layout purposes only.
 Floorplans may not be to scale and measurements may NOT be used for building or valuation use, carpet measurements, appliances or furniture.
 NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.