



Springbank 2 Harleyburn Court, Melrose, TD6 9JQ

Offers over £585,000





Springbank 2 Harleyburn Court Melrose, TD6 9JQ

- Executive Detached Family Home
- Large Open Plan Living Area
- Sought After Location
- Driveway & Double Garage
- Excellent Local Amenities & Schooling
- 4 bedrooms (Principal En-Suite)
- High Quality Fixtures & Fittings
- Landscaped Gardens
- Solar Panels
- Short Drive to Train station

We are delighted to bring to market this beautifully presented four-bedroom executive detached family home set within a quiet residential cul-de-sac in Melrose. Springbank benefits from generous living space, four double bedrooms, a home office and an integral double garage.

Harleyburn Court sits within a highly desirable development in Melrose, one of the Scottish Borders' most admired towns. Melrose is celebrated for its historic Abbey, charming streets, independent shops and excellent eateries, while also offering excellent schooling and easy access to local walking and cycling routes, including the Eildon Hills. The area provides an ideal balance of countryside living with strong commuter links including the A68 and nearby Tweedbank train station.

ACCOMMODATION

- HALLWAY - LOUNGE - DINING ROOM - WC - DINING KITCHEN - UTILITY ROOM - OFFICE - FOUR BEDROOMS (ONE ENSUITE) - FAMILY BATHROOM -



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Internally

A welcoming entrance hallway sets the tone immediately with warm timber flooring, soft neutral décor and a sense of space that continues throughout. The layout flows easily between formal rooms and everyday living areas. The lounge is a peaceful and private retreat with a wonderful outlook over the garden; it has an attractive stone fireplace, living flame gas fire and plenty of space for family seating. The calm colour palette and soft carpeting create a cosy yet contemporary feel, perfect for relaxed evenings or entertaining.

The heart of the home lies to the rear in the impressive open-plan kitchen/dining/family room. This is a bright, expansive space designed for modern living. The sleek kitchen features extensive storage, generous worktop space and a large central island with breakfast seating - ideal for casual dining or gathering around while cooking. Patio doors open directly outside, extending the living space in warmer months. There is ample room for a full dining table or a relaxed family seating area.

Across the hall, a separate dining room provides a more formal setting for hosting, with space for a large dining table and sideboard. It is a versatile room that could equally lend itself to a second sitting room or playroom if desired. A cloakroom WC sits conveniently off the hall.

Just off the kitchen is a handy utility room, keeping appliances and laundry neatly tucked away. Completing the downstairs accommodation is the dedicated home office, positioned away from the main living areas for focus and privacy. The double integral garage offers excellent storage or parking and can be accessed internally off the utility room.

Upstairs, the home continues to impress with four generous bedrooms arranged around a central landing. The principal suite is a standout: a large double room with built in wardrobe space and a modern en-suite shower room. The three further double bedrooms are well-proportioned and benefit from built-in wardrobes, offering flexibility for family, guests or hobbies. Completing the accommodation is a good-sized family bathroom fitted with a modern suite including a bath and separate shower area.

Kitchen

The open plan kitchen is fitted with a good range of shaker style wall and base units and is overlaid with granite worktops incorporating stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include a wine fridge, dishwasher, 4-burner gas burner hob with stainless steel extractor hood and electric double oven. The large island offers excellent additional storage/preparation space and is fitted with dedicated sockets for mobile appliances.

The adjoining utility room offers further worktop space and storage cupboards with under-counter spaces for a washing machine and tumble dryer.



Bathrooms

The family bathroom is fitted with a four piece suite including WC, vanity wash hand basin, freestanding bath and shower enclosure with double shower head and tiled splashbacks. Thermostatically controlled electric underfloor heating has been installed.

The principal bedroom en-suite shower room is fitted with a three piece suite including a WC, vanity wash hand basin and shower enclosure with double shower head and tiled splashbacks. Thermostatically controlled electric underfloor heating has been installed.

There is also a handy WC on the ground floor.

Externally

The property benefits from generous landscaped gardens to both the front and rear. The rear garden is a wonderful relaxation and entertaining space with large patio, lawn and mature shrubs and trees. The patio can be accessed directly from the kitchen via a set of French doors, ideal for outdoor dining and entertaining. A short set of steps leads up to the spacious lawn bordered by trees and mature shrubs, creating a wonderful space for children to play or keen horticulturalists to enjoy.

To the front there is mature planting and lawn with a large monoblock driveway providing plentiful space for multiple vehicles and access to the double garage. There is an electric charging point adjacent to the garage.

Outbuildings

There is an integral double garage benefiting from mains power and lighting providing an ideal additional space for storage and recreation. Soft cushioned flooring provides an ideal gym space. The garage is accessed via two automatic up-and-over doors to the front as well as a timber door into the rear hallway.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

Services

All mains services are present, Double Glazing, Gas Central Heating and Solar Panels have been installed. These are connected to an export tariff currently set at 15.10p /kWh.

Location

Regarded by many as one of the most desirable Border Towns, and voted "One of the Best Places to Live in Scotland in 2022" by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School and the highly regarded St Mary's Preparatory School; and it is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking with the Southern Upland Way and St Cuthbert's Way on the doorstep.

Council Tax Band

Council Tax Band G.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.





Floor Plans



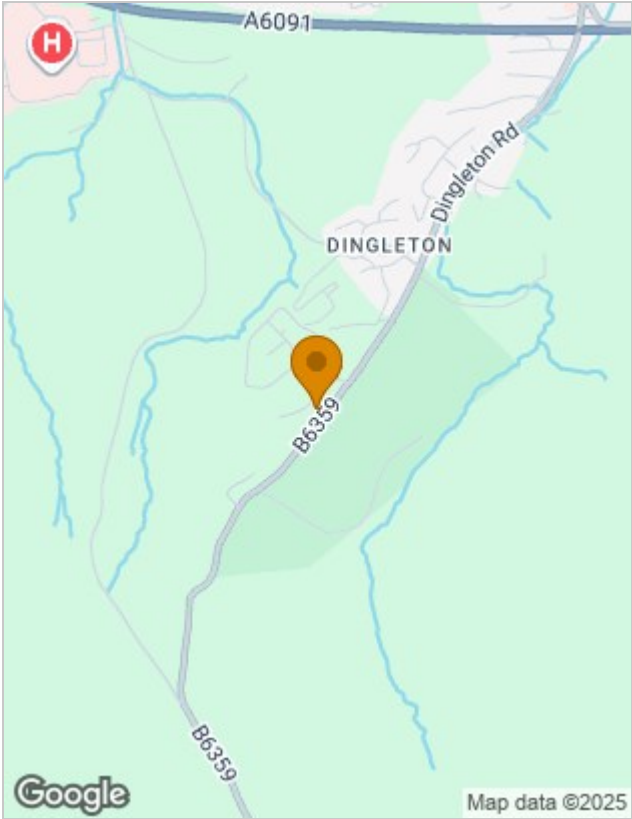
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

