



2 Waverley Gardens, Darnick, Melrose, TD6 9AF

Offers over £415,000





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- 3 Bedroom Detached House
- Modern Fixtures & Fittings
- Conservatory
- Great Downsizing Opportunity
- Melrose Amenities Nearby
- Sought-After Residential Location
- Detached Garage & Driveway
- Ideal Family Home
- Close to Railway
- Rarely Available Location

Presented in excellent condition throughout, this attractive three-bedroom detached home offers a fantastic opportunity for families or downsizers alike. The property features high-quality fixtures and fittings and provides comfortable, well-planned accommodation complemented by beautifully landscaped gardens, a private driveway, and a detached garage.

Situated within the highly sought-after village of Darnick, the house is ideally located within walking distance of the historic town of Melrose, renowned for its independent shops, cafés, and restaurants. The Borders General Hospital and Tweedbank Railway Station—offering regular services to Edinburgh—are also close by, making this an ideal choice for commuters and families alike.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - CLOAKROOM - SITTING ROOM - KITCHEN - DINING ROOM - CONSERVATORY - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - TWO FURTHER BEDROOMS - FAMILY BATHROOM -



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Internally

The property is entered via a welcoming entrance porch that opens into a bright spacious hallway with a convenient cloakroom. The lounge is a generous and inviting space featuring a large front-facing window that fills the room with natural light. This comfortable room provides an ideal setting for everyday living and relaxation. The well-appointed kitchen lies to the rear of the property and is fitted with a comprehensive range of modern wall and base units and a back door leading straight out to the rear garden. Adjacent to the kitchen, the dining room offers an excellent area for family meals or entertaining guests and leads directly through to the delightful conservatory. The conservatory provides an ideal spot to enjoy views over the private rear garden and offers access to the patio via French doors.

Upstairs, the first-floor landing leads to three comfortable bedrooms and the family bathroom. The principal bedroom enjoys a pleasant outlook to the front and benefits from built-in storage and a stylish en-suite shower room, fitted with a modern white suite including a WC, wash hand basin set in vanity storage, and a walk-in shower enclosure. The second and third bedrooms are both positioned to the rear and benefit from garden views. The family bathroom is fitted with a contemporary white three-piece suite comprising a bath with shower over, WC, and wash hand basin with vanity storage beneath, finished with neutral tiling and chrome fittings.

Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with marble worktops and integrates a stainless steel sink with mixer tap. Integrated appliances include electric double oven, gas hob, stainless steel extractor hood, dishwasher and fridge freezer. There is also under counter space for a washing machine.



Bathroom

The family bathroom is tastefully presented in a modern neutral palette, featuring full and half-height ceramic tiling and quality contemporary fittings. It comprises a white three-piece suite including a panelled bath with overhead chrome shower and glass screen, wash hand basin set within a stylish vanity unit offering excellent storage, and a concealed cistern WC. A heated towel rail and frosted window complete this bright and elegant space, which offers a calm and relaxing atmosphere.

The en-suite is smartly finished with fully tiled walls and floor in a warm stone effect. It includes a corner shower enclosure with a mains-powered shower, wash hand basin with vanity storage beneath, and a concealed cistern WC. The room benefits from a heated towel rail, recessed lighting, and a frosted window, ensuring both practicality and comfort.

The ground floor cloakroom is fitted with a WC and wash basin.

Externally

To the front of the property, there is a neatly maintained garden with an area of lawn and a private driveway providing off-street parking and access to the detached single garage. A side gate leads through to the rear garden.

The rear garden has been beautifully landscaped to create a private and attractive outdoor space. A large patio area provides an ideal setting for outdoor dining or relaxation, bordered by well-stocked beds and mature shrubs offering colour and interest throughout the seasons. Beyond the patio, a rockery garden and greenhouse provide excellent opportunities for keen gardeners. The garden is fully enclosed by timber fencing and hedging, ensuring a high degree of privacy and seclusion, while still being easy to maintain and enjoy.

Outbuildings

There is a detached garage to the side of the property benefitting from mains power and lighting, making for a useful additional utility space or workshop. The garage is accessed via an automatic roller door to the front and a timber side door providing access to the rear garden.

There is a shed and greenhouse located in the back garden.

Fixtures & Fittings

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

Services

Mains water, gas, electricity and drainage.

Location

The property occupies a quiet residential position within Darnick, close to Melrose. Regarded by many as one of the most desirable Border Towns, which was also recently 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 Priorswood 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, the highly regarded St Mary's Preparatory School and is within the Earlstoun 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 including the Southern Upland Way and St Cuthbert's Way.

Council Tax Band

Council Tax Band F.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

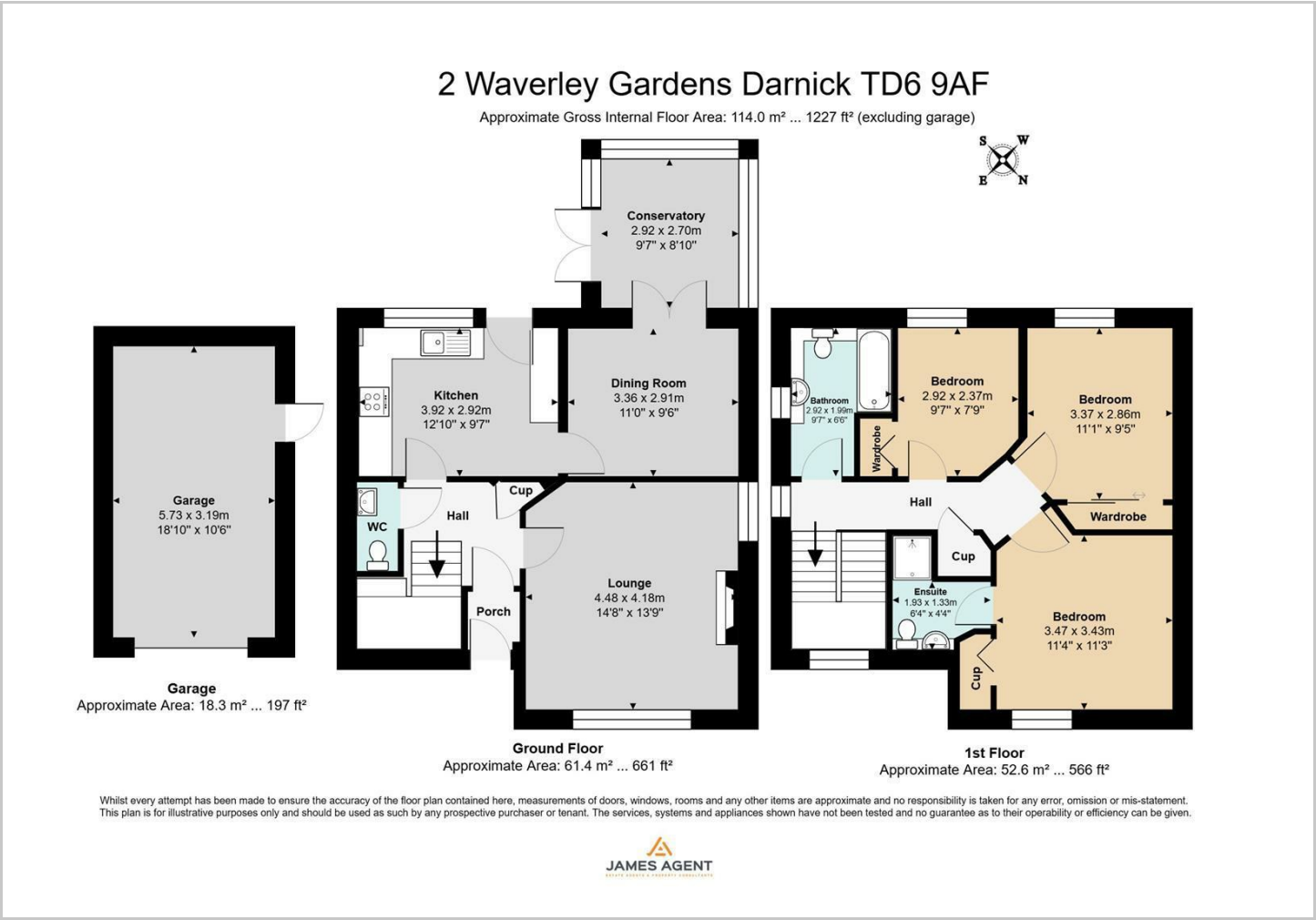
Offers

All offers should be submitted in writing 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 any time.





Floor Plans



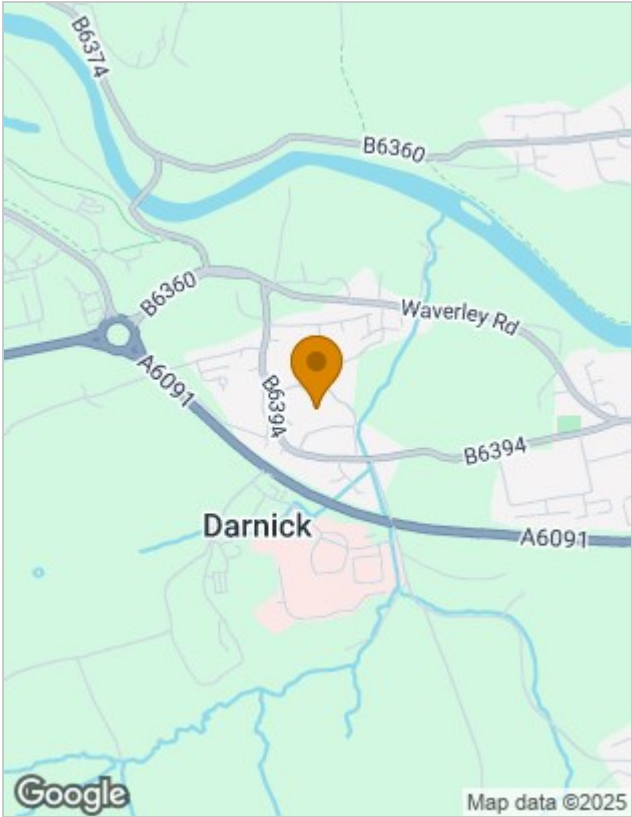
Viewing

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

