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Glenfirra, Gattonside, Melrose, TD6 9NP

Guide price £580,000



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Glenfirra, Gattonside, Melrose, TD6 9NP

- Charming Detached Cottage
- Large Mature Gardens
- Four Bedrooms
- Three Public Rooms
- Excellent Family Home
- Magnificent Countyside Location
- Outstanding Views
- Two Bathrooms
- Sought-After Village Location
- Character Filled Home

Glenfirra is a truly one-of-a-kind family home, seamlessly blending timeless 1930's character with versatile accommodation, breathtaking views and a wonderfully private setting on the edge of the sought-after Melrose village of Gattonside.

Occupying a substantial elevated plot, this charming detached cottage enjoys magnificent outlooks towards the iconic Eildon Hills whilst offering an exceptional sense of peace and tranquillity. Bursting with warmth and character throughout, the adaptable layout is perfectly suited to modern family living, incorporating multiple reception spaces including an elegant bay-windowed lounge, delightful sun room with wood burning stove and a classic country-style kitchen centred around a traditional Aga. Beautiful stained-glass windows add further charm and individuality, enhancing the cottage's rich period character. Surrounded by beautifully landscaped gardens teeming with wildlife, Glenfirra presents a rare opportunity to acquire a truly special home in one of the Borders' most picturesque settings.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - DINING ROOM - KITCHEN - SUN ROOM - UTILITY ROOM - BATHROOM - GALLERIED LANDING - SHOWER ROOM - FOUR BEDROOMS - STUDY / BEDROOM 5 -



Guide price £580,000



Internally

The front door opens into a welcoming entrance porch leading through to the impressive central hallway, immediately showcasing the charm and character found throughout Glenfirra. A beautiful timber staircase rises to a galleried upper landing, whilst a large skylight window floods the hall with natural light creating a wonderfully airy atmosphere. The adaptable layout is perfectly suited to modern family living whilst also offering the opportunity for predominantly single-storey living if desired.

To the front, the elegant lounge is a delightful reception space featuring a beautiful bay window soaking in the spectacular outlook towards the surrounding countryside and iconic Eildon Hills. An attractive fireplace creates a cosy focal point, perfect for relaxing evenings. Across the hall, the wonderful dining room enjoys a further bay window and flows naturally through into the charming country-style kitchen, fitted with traditional units and centred around a classic Aga stove.

To the rear, a modern sun room extension provides an excellent additional living space with a large glazed screen and French doors drawing the garden beautifully into the home whilst providing direct access outside. A wood burning stove creates a warm and inviting atmosphere, making this a perfect year-round retreat.

The ground floor further benefits from two versatile bedrooms alongside a family bathroom and utility room, offering excellent flexibility for guest accommodation, home working, hobbies or single-level living if required. Upstairs, the bright galleried landing leads to three further characterful bedrooms and a shower room, creating an excellent family home bursting with character.

Kitchen

The kitchen is perfectly in keeping with the cottage character of Glenfirra, fitted with a classic shaker-style range of cream wall and base units overlaid with stone-effect worktops. At its heart sits a beautiful contrasting red Aga, creating a wonderful focal point whilst also providing practical everyday cooking facilities. A ceramic sink with mixer tap adds further charm, whilst there are freestanding appliance spaces for a dishwasher and tall fridge freezer, with the washing machine neatly accommodated within the adjoining utility room area. Positioned between the dining room and sun room, the kitchen forms an excellent family hub, perfectly suited to both everyday living and entertaining.



Bathroom Facilities

The ground floor bathroom is beautifully presented and perfectly in-keeping with the character of the home. Fitted with a three-piece suite comprising WC, pedestal wash hand basin and bath. Warm neutral tiling with decorative border detailing creates a relaxing atmosphere, whilst the attractive stained-glass window allows natural light to filter beautifully into the space.

The upper floor shower room is ideally positioned to serve the three upstairs bedrooms and incorporates a three-piece suite comprising of a WC, pedestal wash hand basin and a shower enclosure with mixer shower and wet wall splashbacks. A skylight window floods the room with natural light whilst adding further character to the space.

Externally

Glenfirra enjoys magnificent garden grounds occupying a substantial elevated plot on the edge of Gattonside, commanding breathtaking views towards the iconic Eildon Hills. Lovingly curated over many years by the current owners, the gardens provide a wonderful balance of formal planting, wildlife-friendly areas and practical outdoor living spaces.

Expansive lawned areas are surrounded by beautifully stocked flower beds, mature shrubs and established trees, creating colour and interest throughout the seasons whilst attracting an abundance of wildlife and birdsong. To the rear, a generous patio terrace adjoining the sun room provides the perfect setting for outdoor dining, entertaining and relaxing whilst soaking in the spectacular outlooks.

The gardens also incorporate raised planting beds, productive growing areas and a polytunnel, ideal for keen gardeners and those looking to embrace country living.

To the front, the property benefits from off-street parking with potential to extend further if desired, subject to the necessary consents.

Location

Set within the highly desirable village of Gattonside, on the southern banks of the River Tweed, the property enjoys a picturesque setting in the heart of the Scottish Borders. Known for its charming stone properties and strong sense of community, Gattonside offers a peaceful village lifestyle with beautiful surrounding countryside.

The property is ideally positioned within easy walking distance of the historic town of Melrose, accessed via the iconic Gattonside Bridge. Melrose is widely regarded as one of the most sought-after towns in the Borders, offering an excellent range of independent shops, cafés, restaurants, and local amenities.

The area is well served by highly regarded schooling, including Melrose Primary School, St Mary's Preparatory School and Earlston High School, and benefits from good transport links, with access to Edinburgh making it an attractive option for commuters.

Surrounded by rolling countryside, riverside walks, and a wealth of outdoor pursuits, the location offers an exceptional balance of rural tranquillity and everyday convenience.

Fixtures & Fittings

All fitted floored coverings, light fittings and integrated appliances are to be included within the sale.

Services

All mains services are present including water, drainage, electricity and gas. Gas Central Heating and Double Glazing.

Council Tax

Council Tax Band G.

Home Report

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

Viewings

Strictly by Appointment Only Via James Agent.

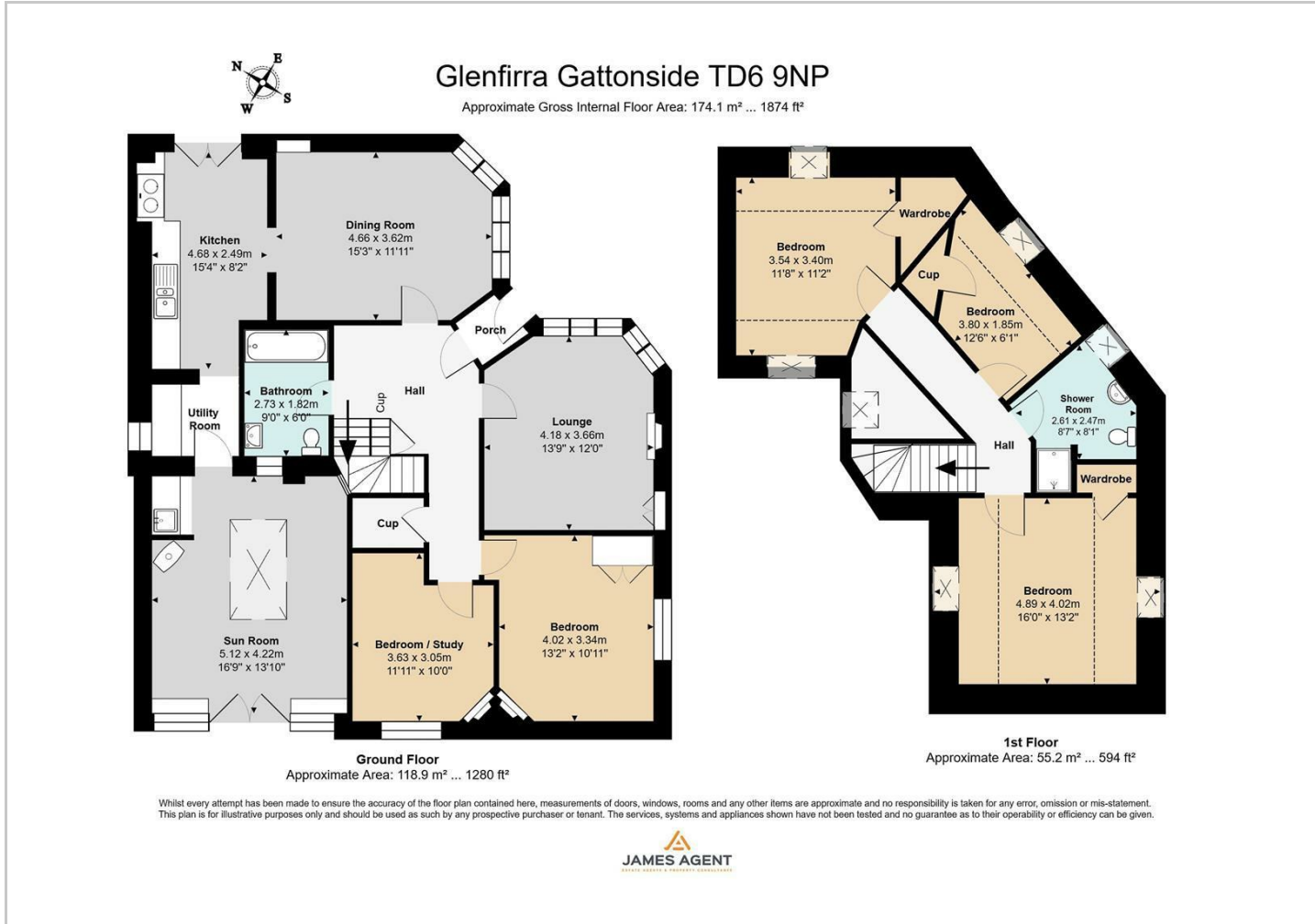
Offers

All offers should be submitted in writing in Scottish Standard 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



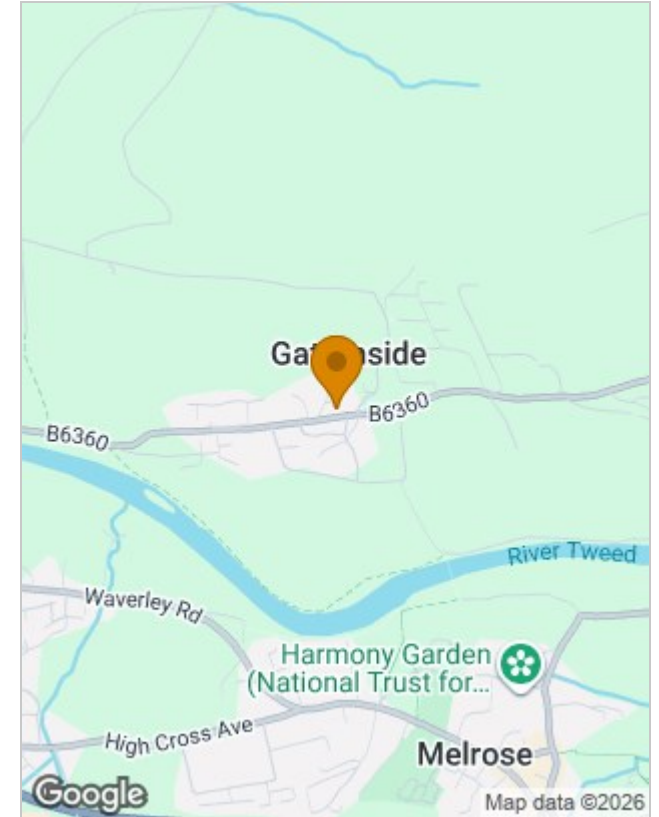
Viewing

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

