



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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Chilla Ormiston Terrace, Melrose, TD6 9SP

Guide price £425,000



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# Chilla, Ormiston Terrace, Melrose, TD6 9SP

- Semi-detached Family Home
- 2 Public Rooms & Study
- Large Gardens
- Excellent Local Schooling
- Highly Sought-After Location
- 4 Bedrooms (One En-suite)
- 154 sq.m. / 1654 sq.ft.
- Driveway Parking
- Train Station Nearby
- Walking Distance to Town Centre

We are delighted to bring to the market this beautifully-presented four-bedroom semi-detached family home located in one of the most Melrose's most sought-after residential areas, just a short walk to all amenities and facilities within the town centre. The property offers very versatile family-sized accommodation over two floors with generous gardens and driveway.

The many amenities of Melrose are just a short walk away, including both St Mary's Preparatory School and Melrose Primary School. The property also benefits from excellent transport links, with the A68 offering easy access to both Edinburgh and Newcastle-Upon-Tyne, and the A7 linking to Southern Scotland and Carlisle, while nearby Tweedbank Railway Station provides access to central Edinburgh in under an hour.

## ACCOMODATION

- HALLWAY - CLOAKROOM - LOUNGE - SITTING ROOM - OFFICE - KITCHEN / DINING ROOM - UTILITY ROOM - FOUR BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



### Internally

The property offers generous and highly adaptable accommodation over two levels, combining comfortable family living spaces with practical working and entertaining areas.

Entering through the front door, you are welcomed into a central reception hall with handy cloakroom. To the front of the property is the generous lounge offering excellent space for both relaxing and entertaining with views over the front garden and delightful open fire, perfect for cozy nights in. Also positioned to the front is the spacious sitting room providing a second comfortable living area, ideal as a family room or snug.

To the rear of the sitting room is a useful office, perfectly suited to home working. To the rear lies the generous dining kitchen, offering excellent storage and cooking facilities. The kitchen space leads directly into the dining area, creating an excellent sociable area for family meals and entertaining. The dining area connects the house to the gardens, providing a seamless transition to outdoor space and making it particularly well suited to summer dining and gatherings. A separate utility room adds practicality and storage.

On the first floor, a central hall gives access to four well-proportioned bedrooms. The principal bedroom is particularly generous and benefits from an en-suite shower room. The family bathroom completes the first floor accommodation.

### Kitchen

The dining kitchen is a stylish and contemporary space, fitted with a comprehensive range of high-gloss wall and base units in a rich plum finish, complemented by warm wood-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven with hob and stainless steel extractor hood above, an integrated dishwasher, and a built-in tall fridge freezer neatly housed within the cabinetry for a seamless finish. Feature glazed display cabinets with internal shelving and wine storage create an attractive focal point, while under-unit lighting enhances both functionality and ambience.





### Bathrooms

The spacious family bathroom is located on the first floor and is fitted with a three-piece suite including WC, pedestal basin and bath with mixer shower and laminated splashbacks.

The principal en-suite bedroom is fitted with a three-piece suite including WC, basin and shower enclosure with electric shower and tiled splashbacks.

There is also a handy WC located on the ground floor.

### Externally

To the front, there is a double driveway, large enough for two vehicles, as well as an easily-maintained garden area with storage for the wheelie bins.

The rear garden is a generous and well-established outdoor space, thoughtfully arranged to provide areas for relaxing, entertaining and family enjoyment. Immediately to the rear of the house is a substantial timber decking area, accessed directly from the dining room, creating an ideal space for outdoor dining and summer gatherings. The decking offers ample room for seating and garden furniture and enjoys an open outlook across the lawn. Adjacent to this is a paved patio area, perfectly positioned for additional seating and entertaining, with attractive views back across the garden. The garden itself is mainly laid to lawn, bordered by mature shrubs, hedging and established planting which provide colour, structure and a good degree of privacy. Well-stocked beds and a variety of trees enhance the sense of maturity, while pathways lead through the garden and define the different areas.

To the rear, the garden opens into a dedicated family-friendly space featuring a children's play area set amongst the trees, creating a sheltered and secure environment. Beyond this, there are useful garden sheds and additional storage, ideal for tools and equipment.

### Location

Regarded by many as one of the most desirable Border Towns, which has also just been 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 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 including the Southern Upland Way and St Cuthbert's Way.

### Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

### Services

All mains services are present including water, electricity, gas and drainage.

### Council Tax

Council Tax Band F.

### Viewings

Viewings are strictly by appointment via James Agent.

### Home Report

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

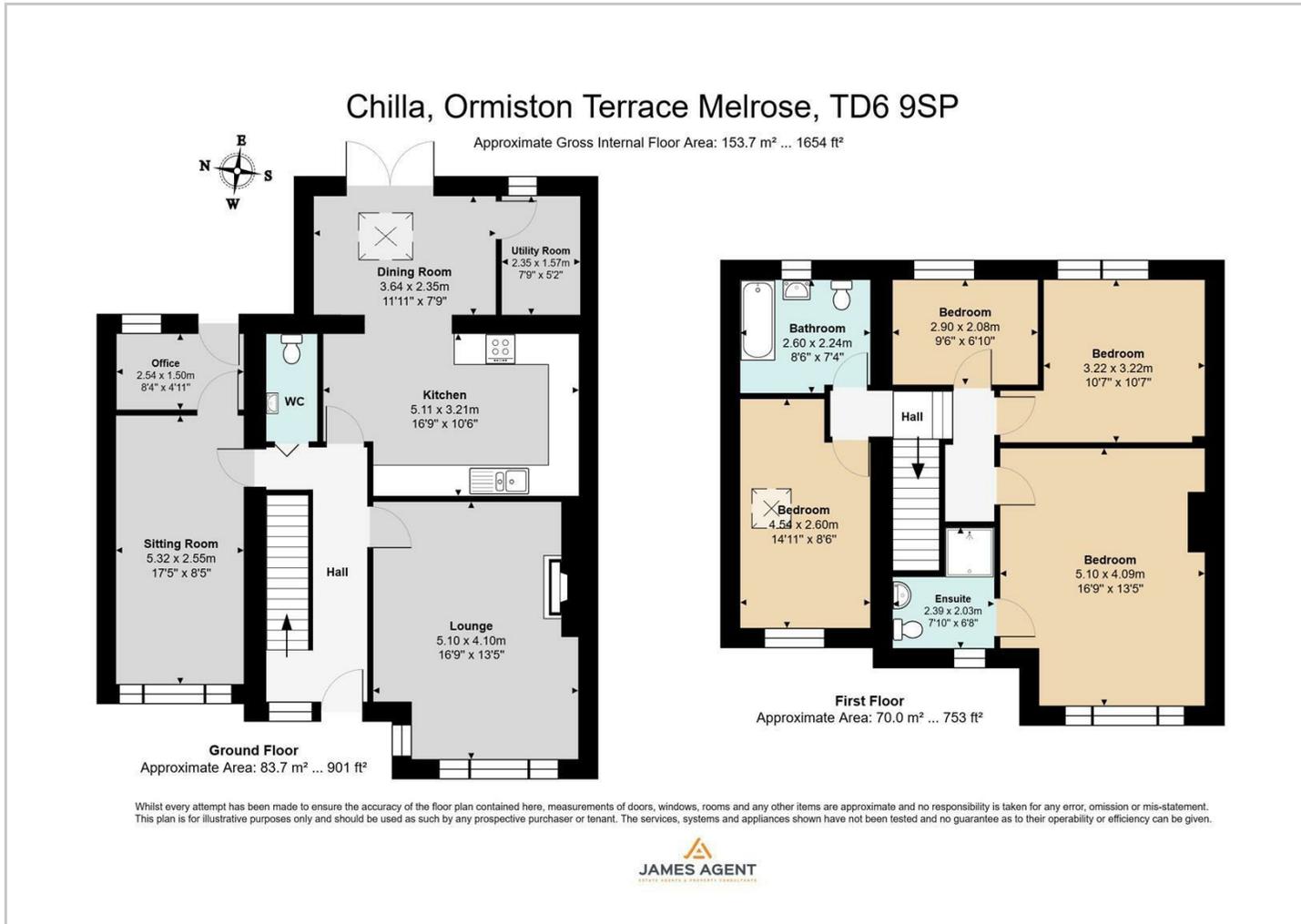
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note 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



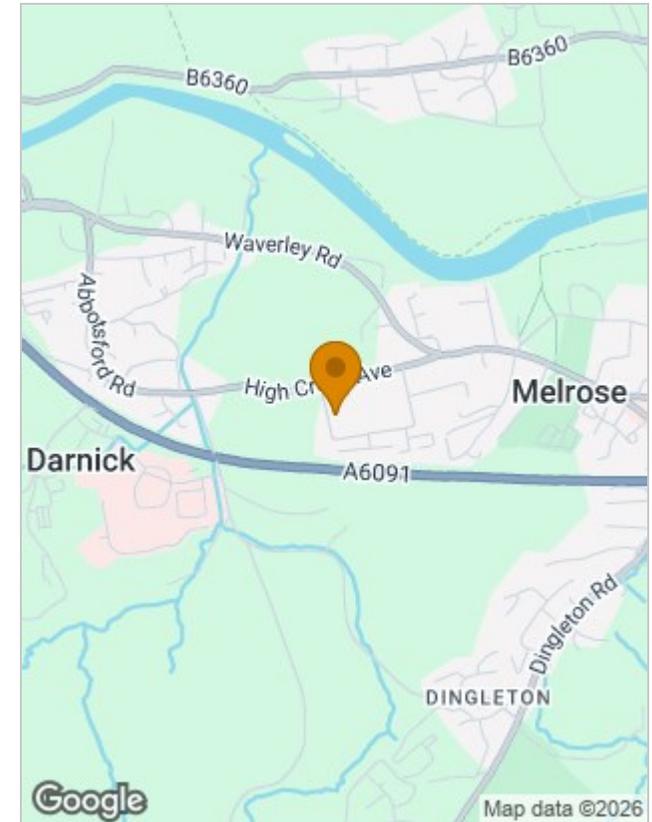
## Viewing

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

