



2 Dean Cottages Dean Road, Melrose, TD6 9RN  
Guide price £185,000





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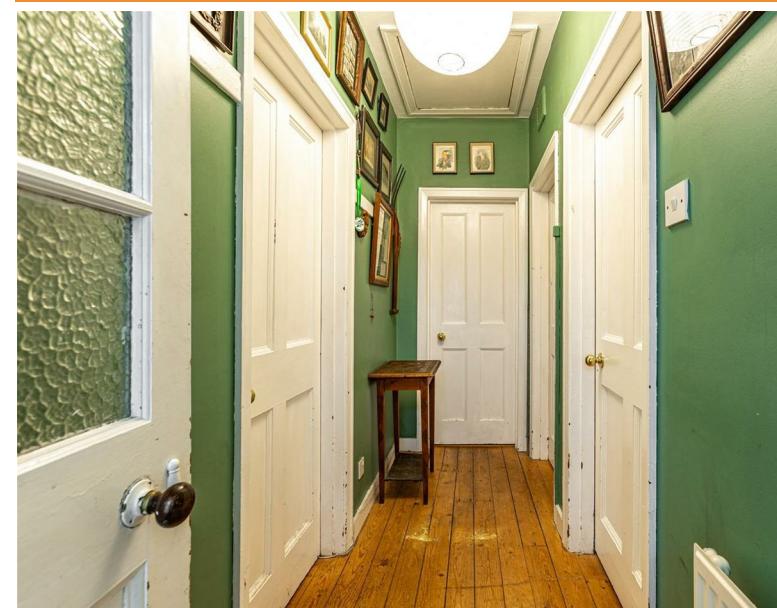
# 2 Dean Cottages, Dean Road

- Semi-Detached Cottage
- Large Private Gardens
- Cosy Wood Burning Stove
- Perfect Downsizing Opportunity
- Close To Melrose
- 2 Bedrooms
- Double Glazing & Gas Central Heating
- Investment Potential
- Short Drive to Train Station
- Much Sought-After Village Location

2 Dean Cottages is a most quaint two-bedroom semi-detached cottage located in the much sought-after village of Newstead on the outskirts of Melrose. The property boasts a well-proportioned layout all on-one-level, including a cozy lounge with wood burning stove and two double bedrooms. The property further benefits from gas central heating and generous private gardens.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - KITCHEN - BATHROOM - TWO BEDROOMS -



### Internally

Accessed via a welcoming entrance vestibule, the property opens into a central hallway connecting the main living spaces. To the left lies the bright and generously proportioned lounge offering an ideal setting for relaxing and entertaining, with ample space for both seating and dining arrangements. The wood burning stove provides a warm cozy ambience. The kitchen is located to the rear of the property, accessed via the lounge. The kitchen enjoys direct access to the rear garden. There are two well-proportioned double bedrooms both enjoying plentiful light and private aspects over the gardens. The bathroom completes the accommodation.

### Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. There are undercounter spaces for a washing machine, tumble dryer and dishwasher. There are also freestanding spaces for a cooker and fridge freezer.

### Bathroom

The bathroom is fitted with a three-piece suite including WC, pedestal basin and bath with a mixer tap and overhead shower with tiled splashbacks.





#### Fixtures & Fittings

Fitted flooring coverings, blinds and curtain poles are to be included within the sale. Freestanding appliances may be available by separate negotiation.

#### Services

Mains water, electricity, gas and drainage. Gas Central Heating and Double Glazing.

#### Council Tax

Council Tax Band B.

#### Viewings

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 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.

#### Externally

The front garden is laid mainly to lawn with well-established hedging providing a good degree of privacy. A raised timber vegetable bed sits centrally, ideal for home growing, with additional planting beds and mature shrubs adding character and greenery.

The rear garden is a generous and mature space, thoughtfully arranged with a blend of lawn, planting beds and wildlife-friendly features. A pond forms an attractive focal point surrounded by established trees and shrubs creating a natural and tranquil setting for both relaxing and cultivating.

#### Location

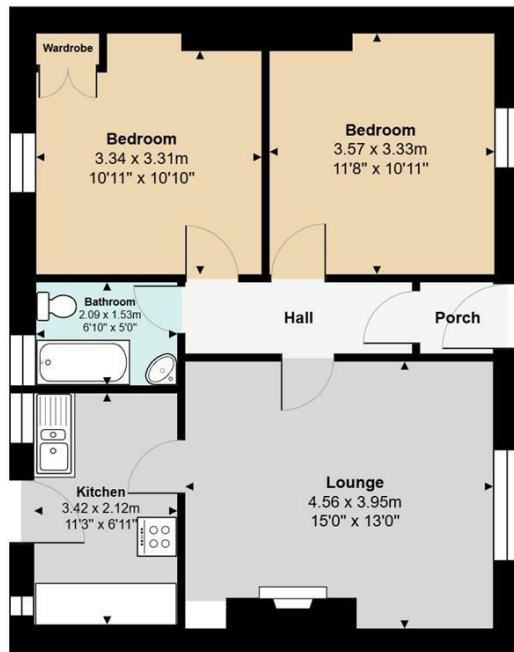
This property occupies an enviable location in the popular village of Newstead, close to Melrose which is regarded by many as one of the most desirable Border Towns, which has also just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides an extensive 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.





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Approximate Gross Internal Floor Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

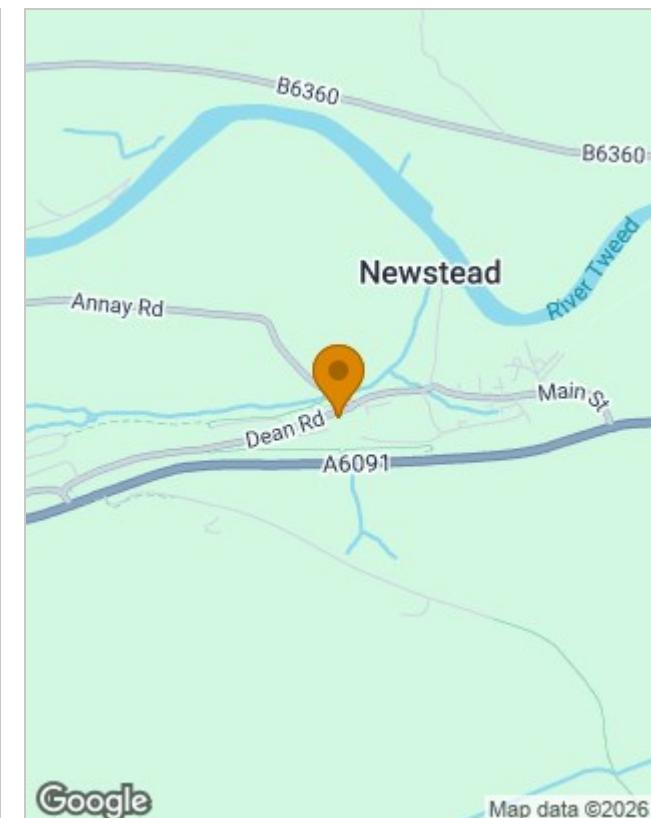


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

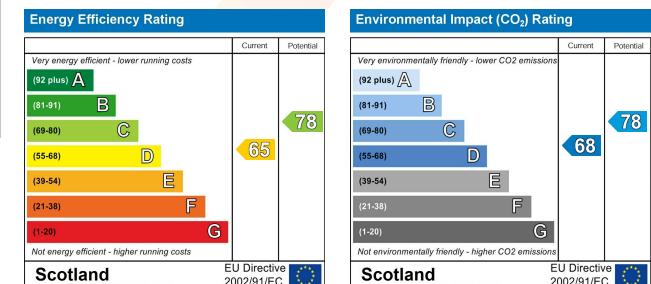


### Viewing

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



### Energy Performance Graph



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.