



Orchard Cottage Fishers Lane, Darnick, TD6 9AS

Offers over £485,000





Orchard Cottage Fishers Lane Darnick, TD6 9AS

- Detached Modern Home
- Wonderful Views
- Private Parking
- Commutable to Edinburgh
- Sought-After Village Location
- Easily Maintained Garden
- Close to Borders General Hospital and Train Station

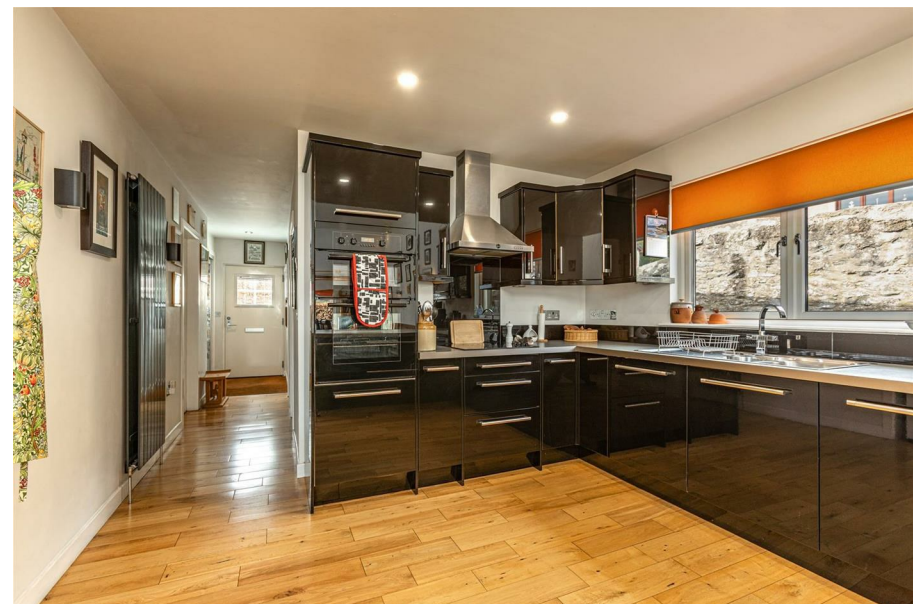
We are delighted to offer this exceptional, individually designed 2 - 3 bedroom property set at the heart of the highly sought after village of Darnick, just a short distance from Melrose. Ideal as a low maintenance home, or as previously, a successful holiday let, the property is finished to an exceptional standard throughout, and benefits from private parking, an easily maintained garden and wonderful views to the Eildon Hills.

The many amenities of Melrose are just a walk or short drive 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.

Entrance Hall - Open Plan Kitchen/Living Room - Sun Room/Bedroom 3 - Utility - 2 Double Bedrooms - 2 Shower Rooms



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Internally

Stepping into Orchard Cottage, you are welcomed into a central entrance hallway, offering an immediate sense of space and a natural flow through the home. Continuing through the property, the hallway opens out to the rear into an impressive open-plan sitting room and kitchen. This expansive space forms the heart of the home, perfectly designed for modern living, with ample room for cooking, dining and relaxing while enjoying views over towards the Eildon Hills. There is also a bright and versatile family room or bedroom providing flexible accommodation, ideal as a cosy sitting room, guest bedroom or home office. Also on the ground floor is a well-proportioned double bedroom with built-in wardrobe space, along with shower room and separate utility room, adding everyday convenience. Clever storage solutions are incorporated throughout.

Ascending to the first floor, you'll find a further generous double bedroom, offering a peaceful retreat with additional storage. A shower room and walk in cupboard / dressing room complete this level, making it an ideal private space for family or guests.

Kitchen

The kitchen is stylishly fitted with an extensive range of black high-gloss wall and base cabinetry, complemented by laminated worktops which incorporate a breakfast bar, ideal for casual dining and entertaining. A stainless steel sink with mixer tap is neatly positioned within the workspace, while a range of integrated appliances includes an electric oven, hob with stainless steel extractor hood, dishwasher, and fridge freezer, creating a sleek and cohesive finish. The adjacent utility room provides additional practicality, offering dedicated space for a washing machine and tumble dryer, along with further storage potential.



Shower Rooms

Both shower rooms are well-appointed with contemporary three-piece suites, comprising a WC, vanity sink unit with storage beneath, and a walk-in mixer shower. Each space is designed with practicality and style in mind, offering modern fittings and a clean, streamlined finish.

Externally

The property enjoys private, low-maintenance gardens with an attractive decking area, complemented by areas of gravel, and paving, all enclosed by hedging, timber fencing and stonewalls. A private gravel parking area is situated to the side of the property.

The current owners have added 14 solar panels to the south facing roof, plus an external storage battery, giving extensive back-up of electric power to the home.

Location

The property is discreetly located 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.

Fixtures & Fittings

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

Services

Mains Water, Gas, Electricity and Drainage.

Viewings

Strictly by Appointment Only Via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

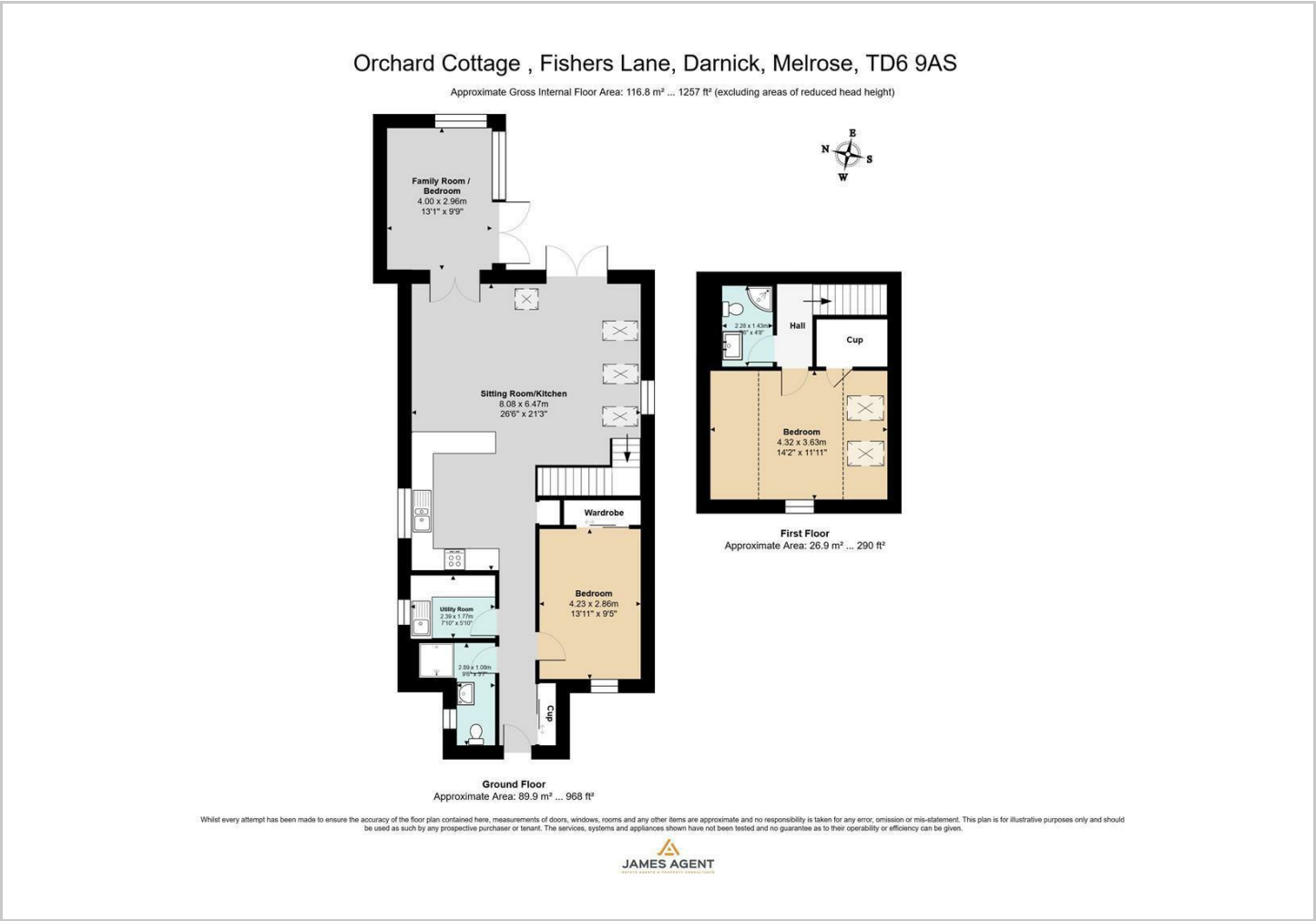
Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at any time.





Floor Plans

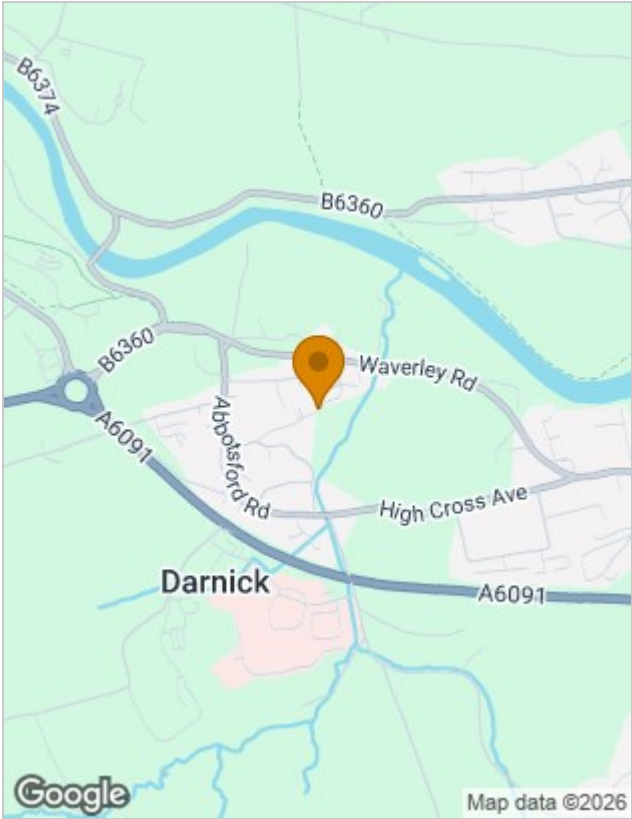


Viewing

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.

Location Map



Energy Performance Graph

