



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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Esdale Tweedmount Road, Melrose, TD6 9ST

Guide price £335,000



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# Esdaile Tweedmount Road Melrose, TD6 9ST

- Semi-Detached Chalet Villa
- Large Lounge / Dining Room
- Private Driveway & Gardens
- Highly Sought-After Location
- Walking Distance to Town Centre
- Three Bedrooms (Principal En-suite)
- Solar Panels
- Integrated Garage
- Ideal Downsizing Opportunity
- Train Station Close-by

We are delighted to bring to market this charming three-bedroom semi-detached house set within an exclusive cul-de-sac close to the centre of Melrose. The property offers bright, well-proportioned accommodation with enclosed private gardens, integral garage and driveway parking.

Melrose enjoys excellent access to Edinburgh and other border towns via the A68 and is well served by public transport. There is excellent local amenities in the centre of Melrose including Melrose Primary School and St Marys Private School, local independent shops and hotels and restaurants.

Viewing is highly recommended.

## ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - DINING ROOM - KITCHEN - STORE - WC - SHOWER ROOM - THREE BEDROOMS (ONE EN-SUITE) -



### Internally

The property is entered via a modern composite front door into the welcoming entrance hall. A door leads through to the large dual aspect lounge / dining room flooded with plentiful daylight via two large picture windows. A door from the dining area leads through to the well-appointed kitchen which benefits from direct access to the rear garden. A door from the kitchen leads to the rear hall / store with cloakroom off and the integrated garage. The integrated garage offers an excellent additional space for secure parking or storage. From the main hallway there are two double bedrooms, both with built in storage, and a shower room. A staircase leads to the generous principal bedroom with en-suite shower room.

### Kitchen

The kitchen is fitted with an excellent range of wall and base units overlaid with laminated worktops incorporating a double stainless steel sink unit with mixer tap. Integrated appliances include an electric oven, microwave and 4-ring ceramic hob with stainless steel extractor hood. There are freestanding appliance spaces for a washing machine and tall American fridge freezer. There is a back door leading straight out to the rear garden.

### Shower Rooms

The shower room is fitted with a three-piece suite including WC, vanity wash hand basin and large shower enclosure with mixer shower and laminated splashbacks.

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

### Externally

The property enjoys easily maintained gardens to the front and rear. A driveway provides plentiful parking and access to the integral garage. To the front there are planted borders and mature shrubs. To the rear there is a private enclosed garden with a lawned area surrounded by established beds and stone walling.





### Outbuildings

There is an integral garage accessed via an automatic roller door to the front and an internal door through to the rear hallway. The garage benefits from mains power and lighting and provides a useful additional utility space.

There is a timber shed located in the rear garden.

### Services

Mains water, gas, electric and drainage. Gas Central Heating and Double Glazing. Solar panels have been installed.

### 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

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. Freestanding items may be available by separate negotiation.

### Council Tax

Council Tax Band E.

### Home Report

A copy of the Home Report is available to download from our website.

### Viewings

Strictly by Appointment via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





## Floor Plans



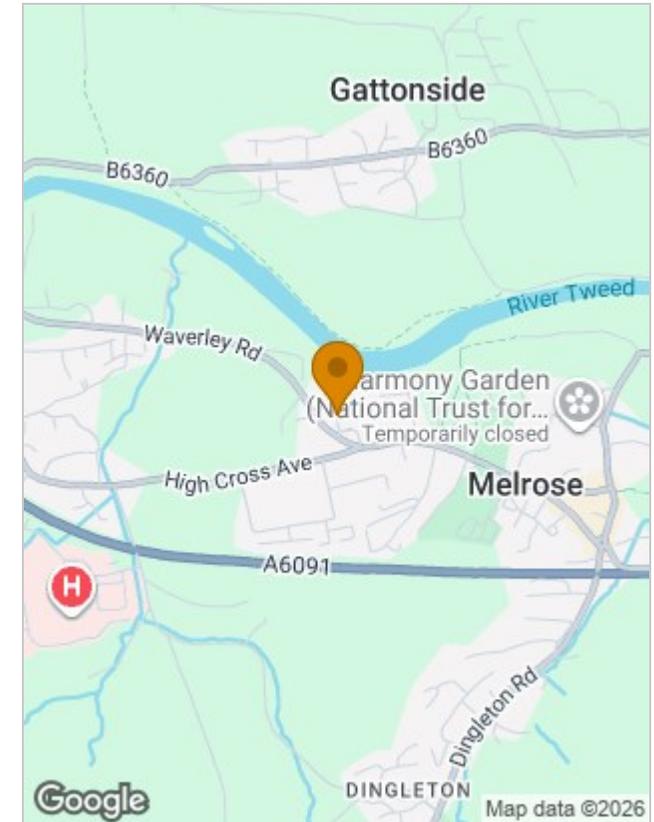
## Viewing

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

