



Skirmish Hill Lye Road, Melrose, TD6 9AT

Offers over £665,000





Skirmish Hill, Lye Road, Darnick, TD6 9AT

- Detached Bungalow
- Outstanding Views
- Double Garage
- Close to Amenities
- Excellent Local Schooling
- Rarely Available Location
- Generous Private Gardens
- Large Gated Driveway
- Walking Distance to Train Station
- Commutable to Edinburgh

We are delighted to offer this exceptional detached bungalow set in a quiet position within the highly sought-after village of Darnick, on the edge of Melrose. The property sits on a large plot with a detached double garage and generous driveway parking, with stunning views to the iconic Eildon Hills. The many amenities of Melrose are a walk or short drive away, while the Borders General Hospital and Tweedbank Railway Station are both close by.

ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - KITCHEN/LIVING ROOM - UTILITY - THREE DOUBLE BEDROOMS (PRINCIPAL ENSUITE) - FAMILY BATHROOM - WC -



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Internally

Completed in 2017, Skirmish Hill offers bright and spacious accommodation, immaculately presented over one level. The property is centred around a wonderful open plan kitchen/living space with vaulted ceiling and bifold doors to the garden. Off the kitchen is a handy utility room and wc. To the front of the property is a cosy sitting room with wood-burning stove. The principal bedroom boasts fitted wardrobes and an ensuite shower room, while two further double bedrooms are served by the family shower room.

Kitchen

The kitchen is fitted with a good range of wall and base units with quartz worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven, dishwasher, fridge freezer, and an electric Rangemaster range cooker. The attractive granite-topped island offers additional preparation and breakfasting space.

Shower Rooms

Both the ensuite and family shower rooms are fitted with 3-piece suites comprising vanity double sink unit, WC and large walk-in shower enclosure.



Externally

The property benefits from a generous garden, primarily laid to lawn and bound by mature hedge and timber fencing. The sunken patio area is a wonderful space for entertaining. The large driveway provides parking for several cars, and is accessed via electric gates.

Outbuildings

The detached double garage is accessed via electric metal roller doors, and benefits from light, power and water.

Location

The property occupies a quiet residential position 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 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 and integrated appliances will be included within the sale.

Council Tax

Council Tax Band E.

Services

Mains water, electricity and drainage. Air-source heat pump.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

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

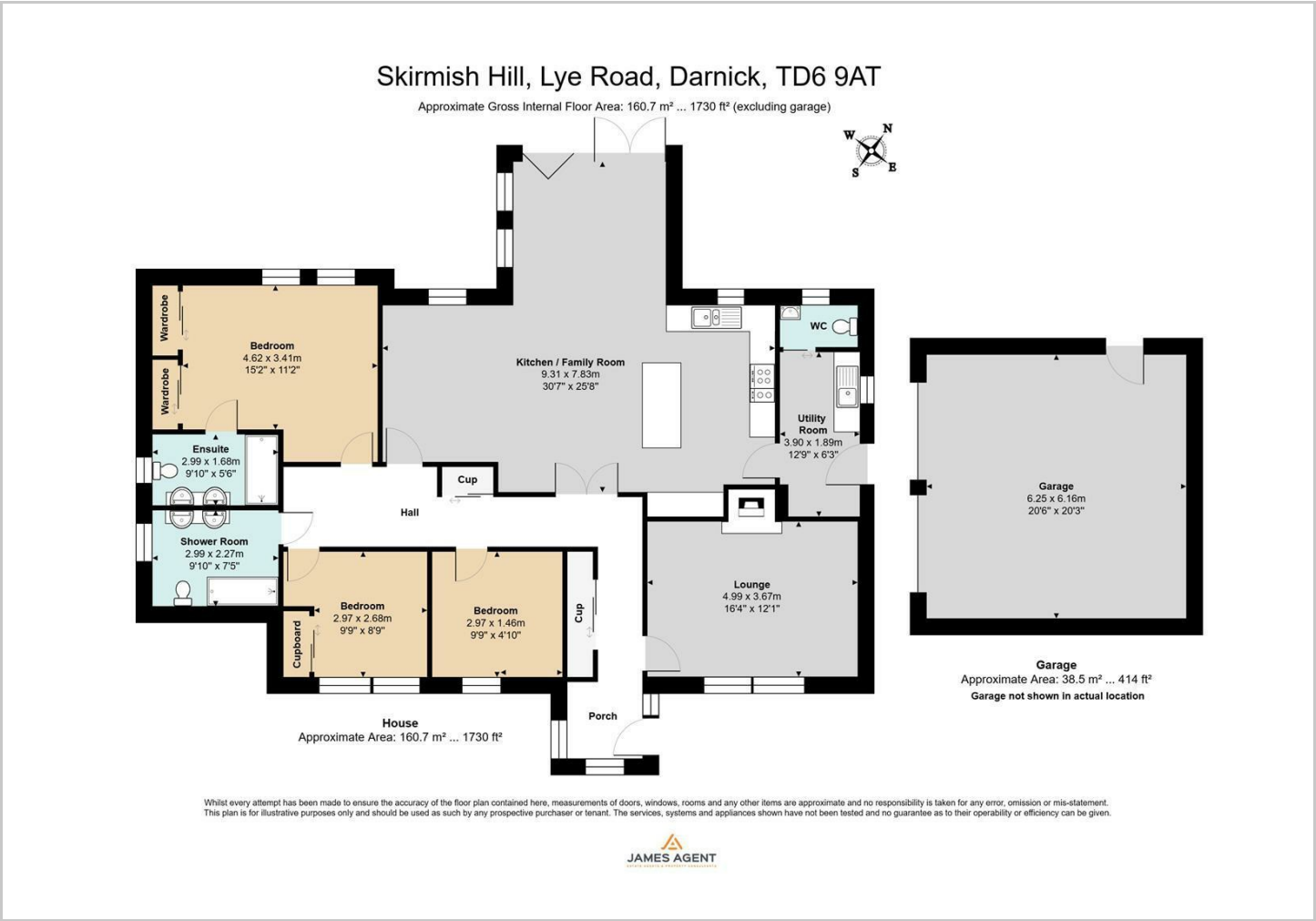
Offers

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



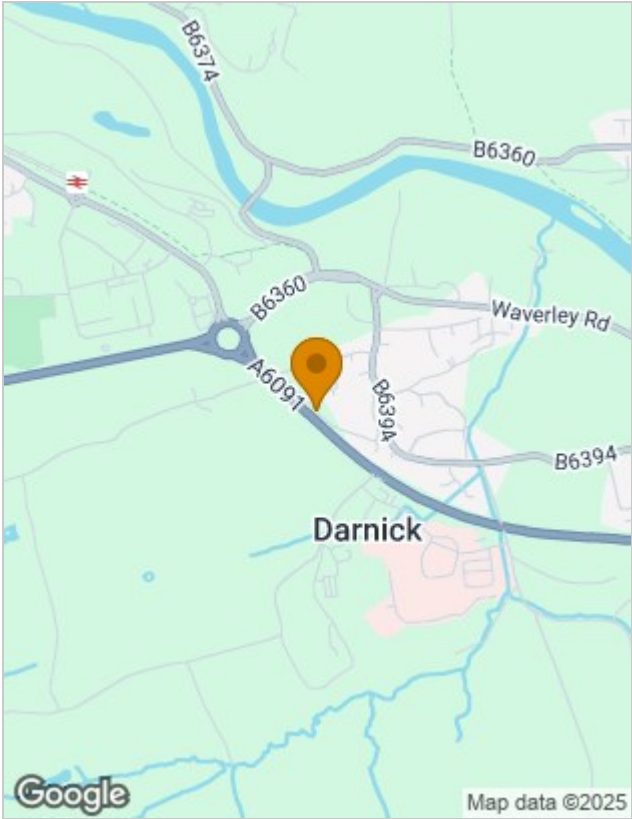
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

