



10 Scottsdale, Melrose, TD6 9QE

Guide price £675,000









# 10 Scottsdale, Melrose, TD6 9QE

- Executive Family Home
- Open Plan Living Area
- Sought After Location
- Landscaped Gardens
- Large Driveway
- 4 Bedrooms (3 En-Suite)
- High Quality Fixtures & Fittings
- Generous Corner Plot
- Garden Room
- Double Garage

Nestled in a serene and sought-after area on the outskirts of Melrose, 10 Scottsdale presents an outstanding example of a modern family home that exudes both elegance and comfort. The property is in immaculate order throughout, having been meticulously enhanced by the current owner to a very high standard. The spacious interiors are thoughtfully laid out to offer both practicality and style, ensuring a luxurious yet welcoming atmosphere.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - SITTING ROOM - DINING ROOM - FAMILY KITCHEN - PANTRY - REAR LOBBY - UTILITY ROOM - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM AND STUDY - THREE FURTHER BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS) - FAMILY BATHROOM -



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### Internally

Upon entering the property, you are greeted by a grand hall that provides access to the primary living spaces. The ground floor boasts a generous sitting room with a charming fireplace, perfect for cozying up during the colder months. Adjacent to this, the dining room offers ample space for formal dining and entertaining. The heart of the home is undoubtedly the expansive kitchen, featuring modern appliances, a central island, and a cozy breakfast area that overlooks the lush garden. There is also a utility room directly connected to the kitchen via a large pantry, providing practical storage solutions and additional access to the garage. The ground floor is completed by a convenient WC near the entrance.

Upstairs, the first floor comprises four well-appointed bedrooms, all with built-in wardrobes. Two of which also benefit from en-suite shower rooms. The principal bedroom is a true retreat, complete with an en-suite shower room, ample wardrobe space and a private study/office, the study has been fitted to a very high standard with hand crafted cabinetry. This versatile space could equally be utilised as a dressing room. The well-appointed 4-piece family bathroom completes the accommodation.

### Kitchen

Bathed in natural light streaming through the patio doors and dual aspect windows, this modern kitchen exudes contemporary elegance at every turn. There is more than ample room for both dining and a comfortable lounge area making for a great place in the home for socialising or relaxing with the family.

The kitchen is equipped with every modern convenience including built-in appliances such as the electric oven, microwave, four-ring induction hob, two-ring gas hob, dishwasher, fridge and freezer. There is an abundance of storage including a large hand made larder unit. The kitchen is fitted with light oak units and granite worktops giving it a sleek and modern look and there is added worksurface with the striking island unit with stainless steel extractor above.





### Bathroom Facilities

The Family Bathroom is fitted with a 3-piece suite including a bath, WC, vanity sink and separate shower enclosure.

There are three ensuite Shower Rooms fitted with walk-in shower enclosures, WCs and vanity sinks.

There is a handy downstairs WC located off the hallway.

### Externally

The garden grounds of 10 Scottsdale have been exquisitely landscaped to create a beautiful and tranquil outdoor living space. The expansive patio area is perfect for al fresco dining or simply enjoying the peaceful surroundings. Adjacent to the patio, a charming stone seating area invites relaxation and conversation, while the meticulously maintained lawns and flower beds add to the garden's overall appeal. A standout feature is the garden room, which benefits from mains power, lighting, and heating. This versatile space can be used as an additional entertaining area, a home office, or simply a quiet retreat to enjoy the garden views year-round.

This exceptional property offers a rare combination of luxury, comfort, and style, set within beautifully landscaped grounds in a highly desirable location.

### Outbuildings

The bespoke garden room sits pride of place in the centre of the rear garden, benefiting from mains power, lighting and heating. The garden room would also make an excellent work from home space. There is a handy store located to the rear of the garden room for additional storage.

There is a double garage to the side of the property accessed via two with automatic up-and-over doors. There is also direct access via the utility room. Mains power and lighting are available.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

### Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

### Location

Regarded by many as one of the most desirable Border Towns, which was 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 Priorwood 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.

### Travel

Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

### Council Tax Band

Council Tax Band G.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Viewings

Strictly by Appointment Only via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish 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.

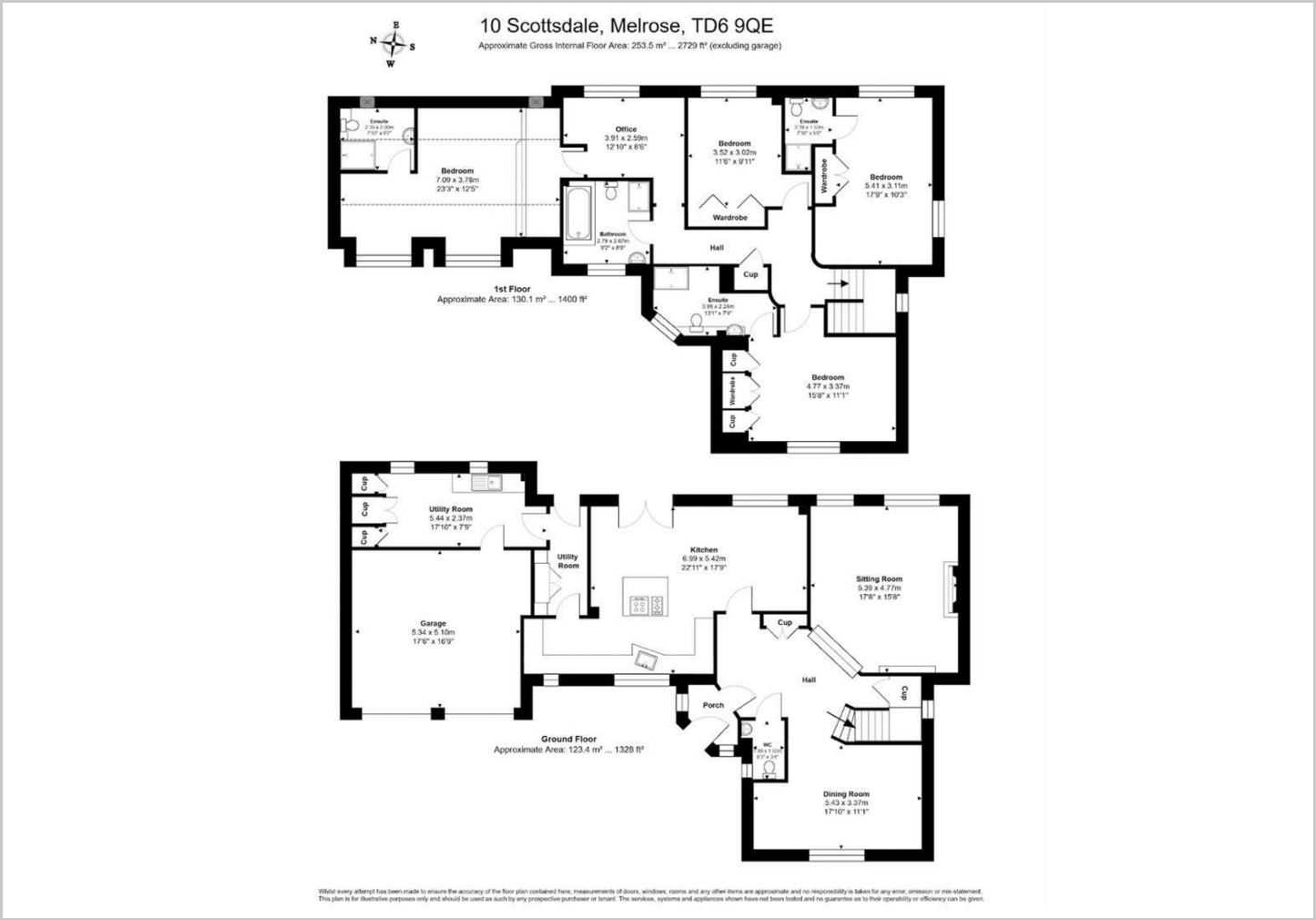








Floor Plans

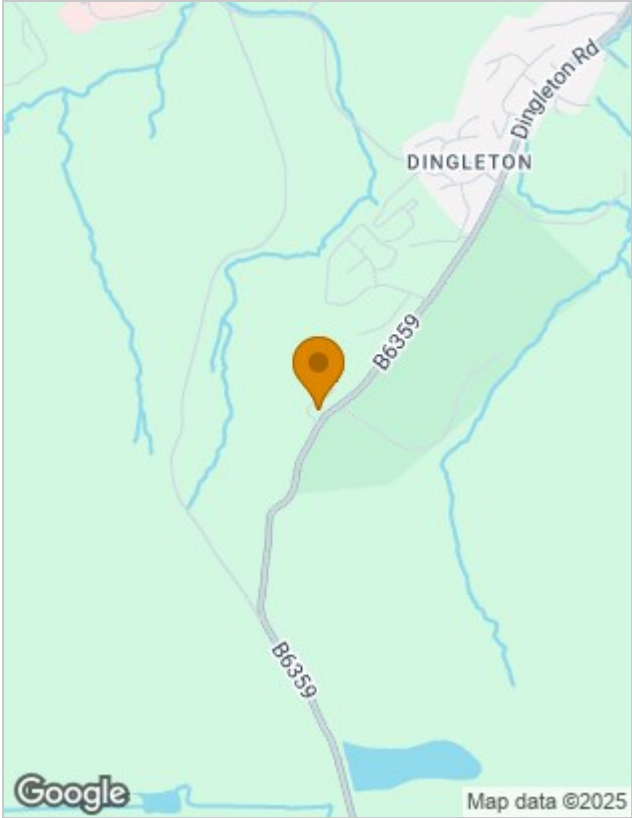


Viewing

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

