



Townhead Farmhouse Main Street, Newstead, Melrose, TD6 9DX

Guide price £325,000





Townhead Farmhouse Main Street

Newstead, Melrose, TD6 9DX

- Detached House
- 2 Bedrooms
- Well Presented Throughout
- Short Drive to Train Station and BGH
- Highly Sought-After Location
- 2 Bathrooms
- Mature South-Facing Garden

We are delighted to bring to the market this charming detached 2 bedroom house set in a quiet position on the edge of the much sought-after village of Newstead, just a short distance from Melrose town centre. The property offers bright, well-proportioned accommodation over two levels, and benefits from a wonderful enclosed south-facing garden.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School. Melrose was also voted 'One of the Best Places to Live in Scotland in 2022' by The Sunday Times.

ACCOMMODATION

ENTRANCE HALL - KITCHEN - SITTING ROOM - SUN ROOM - 2 DOUBLE BEDROOMS (1 ENSUITE) - SHOWER ROOM -



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Internally

The property is presented in good order throughout, packed with character, and benefitting from modern kitchen and bathroom fittings. On the ground floor is a bright dining kitchen, sitting room with gas fire and an adjoining sun room. Upstairs, the principal bedroom benefits from an ensuite bathroom, while the second double bedroom is served by a shower room.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with wood-effect worktops incorporating a ceramic sink with mixer tap. Integrated appliances include a gas hob, electric oven and extractor hood, and there is an under counter space for a freestanding washing machine. The handy pantry has space for a tall fridge/freezer and tumble dryer.

Bathrooms

The shower room is fitted with a 3-piece suite including WC, wash hand basin and walk-in shower enclosure with mixer shower.

The ensuite is fitted with a 3-piece suite including WC, wash hand basin and panel bath.



Externally

The property benefits from a generous mature garden which is fully enclosed and laid to lawn, with well stocked beds and specimen trees, creating a wonderful space for relaxing or entertaining. At the bottom of the garden is a handy timber shed.

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.

Fixtures & Fittings

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

Services

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

Council Tax

Band E

Home Report

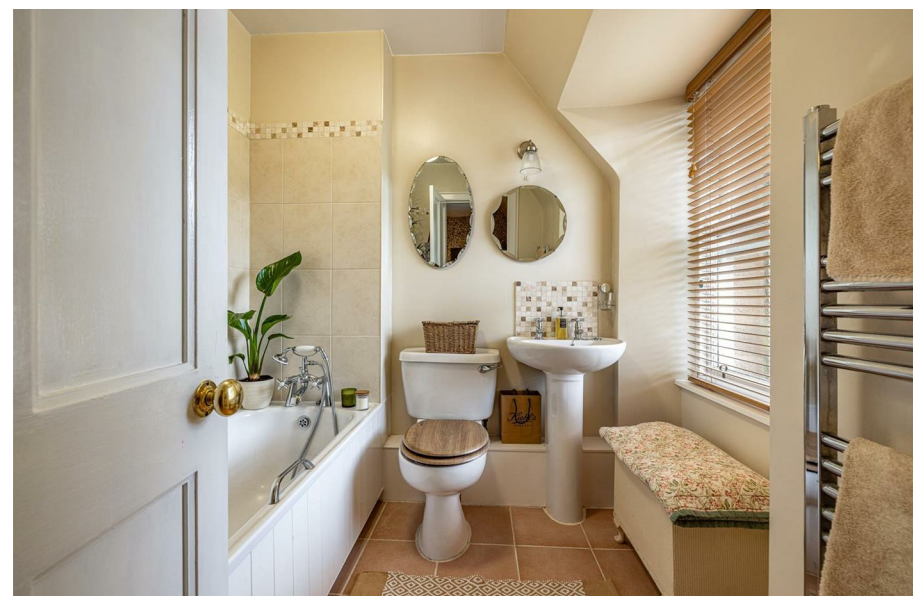
A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

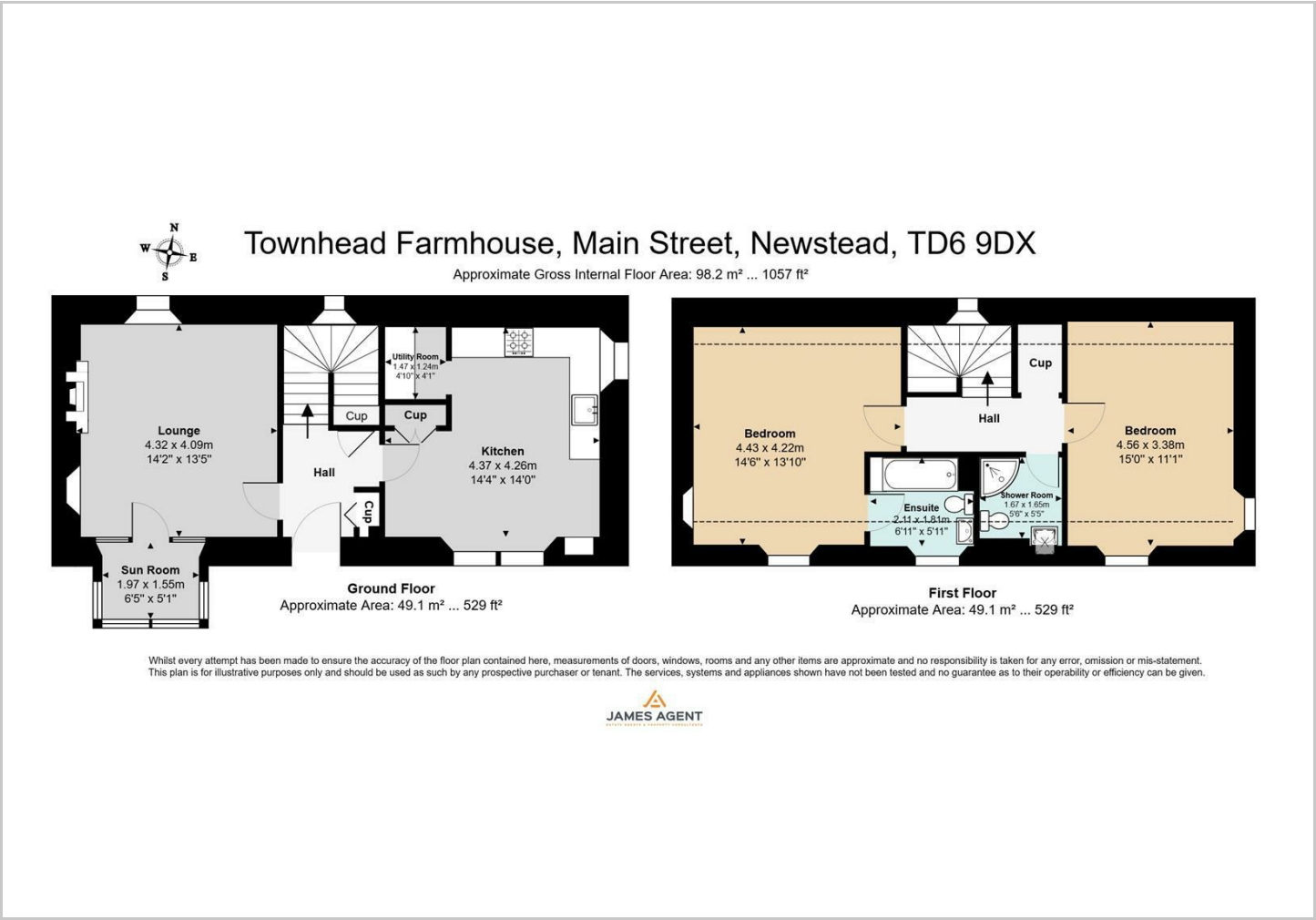
Offers

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 anytime.





Floor Plans



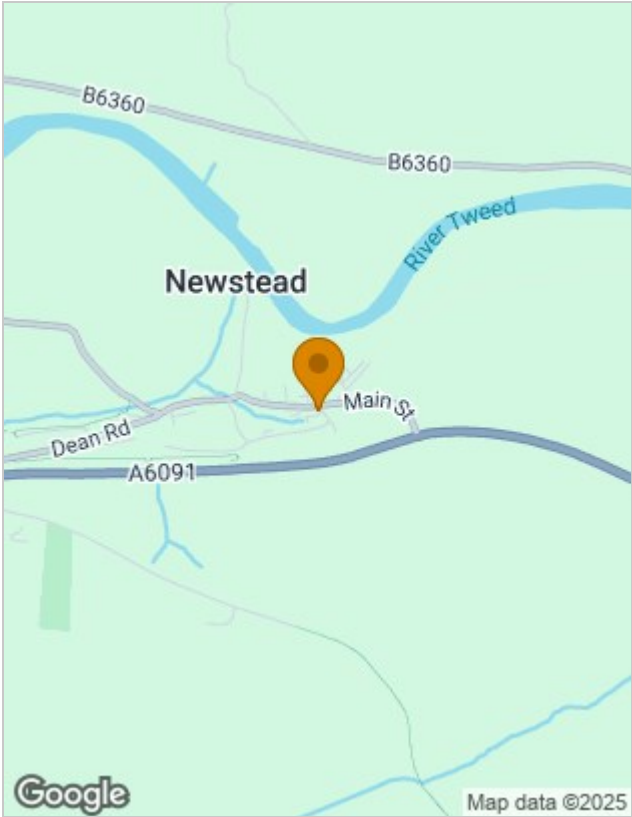
Viewing

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

