



The Gate House, Abbey Mill Park, Melrose, TD6 9RJ

Offers over £350,000





The Gate House, Abbey Mill Park Melrose, TD6 9RJ

- Modern Detached House
- Short Walk to Melrose Town Centre
- 3 Bedrooms
- Garage and Residents Parking
- Ideal Downsizing Opportunity
- Highly Sought-After Location
- Excellent Local Amenities
- 2 Bathrooms & WC
- Beautiful Sun Trap Garden
- Commutable to Edinburgh

We are delighted to present this well-proportioned detached home, set within a rarely available and highly desirable location just a short distance from the centre of the sought-after town of Melrose. The property offers private parking, a garage, and an enclosed, low-maintenance garden, ideal for modern living. It is conveniently positioned within easy reach of the Borders General Hospital and Tweedbank Railway Station, while the town's excellent range of amenities are only a short walk away. The surrounding countryside provides a wealth of scenic walking and cycling routes right on the doorstep

ACCOMMODATION

- ENTRANCE HALL - KITCHEN - LIVING ROOM - BATHROOM - MASTER BEDROOM WITH ENSUITE SHOWER ROOM - TWO FURTHER BEDROOMS - FAMILY BATHROOM -



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Internally

The property offers bright, immaculately presented accommodation arranged over two well-proportioned floors, making it an ideal home for modern family living. The ground floor features a spacious and welcoming living room, with ample space for both relaxation and dining, enhanced by elegant French doors opening directly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor connection. The well-equipped kitchen is thoughtfully designed with a range of fitted units and generous worktop space, ideal for everyday living and entertaining. A convenient ground floor WC completes this level.

Upstairs, there are three generously sized bedrooms, all benefiting from built-in storage, ensuring excellent use of space. The principal bedroom further benefits from a private ensuite shower room, while the remaining bedrooms are served by a stylish and well-appointed family bathroom.

Kitchen

The kitchen is fitted with a comprehensive range of wall and base units, offering ample storage and generous worktop space, finished with durable laminated surfaces for a clean, modern look. A stainless steel sink with mixer tap is neatly incorporated, combining practicality with style. Integrated appliances include an electric oven and a four-burner gas hob with extractor hood above, creating a functional and efficient cooking space. There is also provision for a washing machine, along with space for a tall fridge/freezer, allowing flexibility to suit individual needs. Overall, the kitchen is well designed to maximise efficiency while maintaining a bright and contemporary feel.

Bathrooms

The bathroom is fitted with a modern three-piece suite including WC, wash basin and panelled bath with electric shower over and white tiled splashbacks.

The en-suite offers a modern three-piece suite including a WC, wash basin and a shower cubicle with mixer shower and fresh splashbacks.

The ground floor cloakroom is fitted with a wall hung basin and a WC.



Externally

The enclosed private garden has been thoughtfully designed for ease of maintenance, being primarily laid to gravel and paving, complemented by a well-stocked flowerbed and enclosed by timber fencing for added privacy. To the rear, the garden has been beautifully landscaped to create a tranquil and inviting space, ideal for both relaxation and entertaining. A generous area of Indian sandstone paving provides the perfect setting for outdoor seating and dining, surrounded by raised beds that add colour and interest throughout the seasons. The garden enjoys a high degree of privacy and benefits from excellent sun exposure, making it an ideal spot for alfresco dining and unwinding in a peaceful setting.

To the side of the property, a practical gravelled area offers additional space, well suited for storage, gardening tasks, or housing bins, further enhancing the functionality of the outdoor space.

Outbuildings

The property further benefits from a single garage located adjacent to the house, accessed via a metal up-and-over door. The garage is well proportioned, offering excellent additional storage or potential as a hobby space, adding to the overall practicality of the home.

The rear garden also features a timber shed, fitted with mains power and lighting, currently utilised as a practical laundry space with room for a tumble dryer. In addition, it offers excellent storage capacity and has the potential to be adapted into a more dedicated gardening space for nursery plants and cultivation.

Location

The property lies close to the centre of the highly sought after town of 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 2026' 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.

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 floorings, blinds and integrated appliances are to be included within the sale.

Services

Mains electricity, water, gas and drainage.

Council Tax Band

Council Tax Band E.

Home Report

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

Viewings

Viewings are strictly by appointment through James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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

Location Map

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Approximate Gross Internal Floor Area: 85.4 m² ... 919 ft² (excluding garage)

Ground Floor
Approximate Area: 42.7 m² ... 459 ft²

1st Floor
Approximate Area: 42.7 m² ... 460 ft²

Garage
Approximate Area: 17.4 m² ... 187 ft²

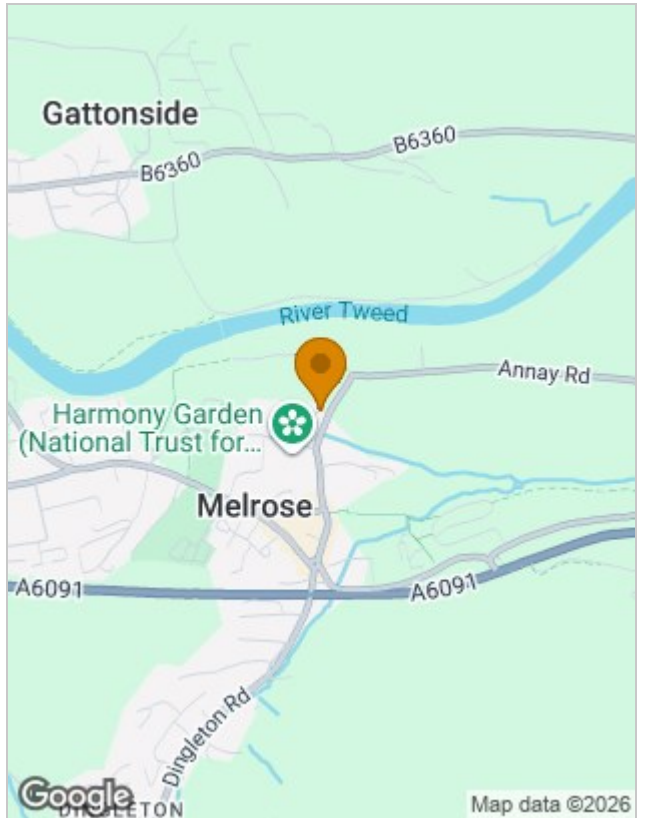
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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.



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB