JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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Hazeldean House, Claymires Lane, Melrose, TD6 9RW

Offers over £697,500

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Love to Bake

Hazeldean House, Claymires Lane

Melrose, TD6 9RW

- Rarely Available Opportunity
- Highly Sought After Location
- Principal Bedroom Suite with Dressing Room
- Double Garage with Workshop
- Excellent Local Schooling
- Wonderful Views
- Substantial Family Home
- Large Enclosed Garden
- Close to Train Station
- Commutable to Edinburgh

We are delighted to offer this stone-built family home, discreetly located within the village of Newstead, on the edge of Melrose. Set in a generous, mature walled garden with excellent views, the property offers well-proportioned, free flowing accommodation over two levels, with a double garage and ample additional driveway parking. the property benefits from exceptional privacy while being within easy reach of amenities in nearby Melrose.

- ENTRANCE PORCH – HALL - KITCHEN - FAMILY ROOM - DINING ROOM - SITTING ROOM - OFFICE - PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE SHOWER ROOM - BEDROOM 2 WITH ENSUITE BATHROOM - THREE FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM - DOUBLE GARAGE -

Offers over £697,500

Internally

The property offers generous accommodation in good order throughout, including elegant reception rooms with feature fireplaces, and five double bedrooms, two with ensuite.

Kitchen

The kitchen boasts a range of bespoke wall and base units, with granite worktops and an inset Belfast sink, a Lacanche gas and electric range cooker, and an electric double multi-function oven. there is a bright breakfasting space with ample room for a table.

Bathrooms

The Family Bathroom is fitted with WC, wash hand basin, corner bath and separate shower enclosure.

The Principal Ensuite is fitted with WC, wash hand basin and large walk in shower.

The second Ensuite is fitted with WC, wash hand basin and corner bath with shower over.

Externally

The generous, enclosed garden is primarily laid to lawn, with mature shrubs and specimen trees, water feature, and gravel seating area to the front of the property.

Garage
There is a stone built double garage with adjoining workshop, courtyard parking, as well as ample driveway parking accessed off Back Road.

Location
Hazeldean House occupies an enviable location within the popular village of Newstead, close to Melrose. Regarded by many as one of the most desirable Border Towns, which took the title of "Best Place to Live in Scotland 2018" by the Sunday Times, Melrose provides and 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 Earlston High School, one 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, fitted blinds/curtains, light fittings and integrated appliances are to be included within the sale.

Services
All mains services, Gas-Fired Central Heating.

Council Tax
Council Tax Band G

Viewings
Strictly by appointment via James Agent.

Floor Plans

Hazeldean House, Claymires Lane, Newstead, TD6 9RW

Approximate Gross Internal Area = 329.7 sq m / 3549 sq ft
Garage / Workshop = 36.5 sq m / 393 sq ft
Total = 366.2 sq m / 3942 sq ft

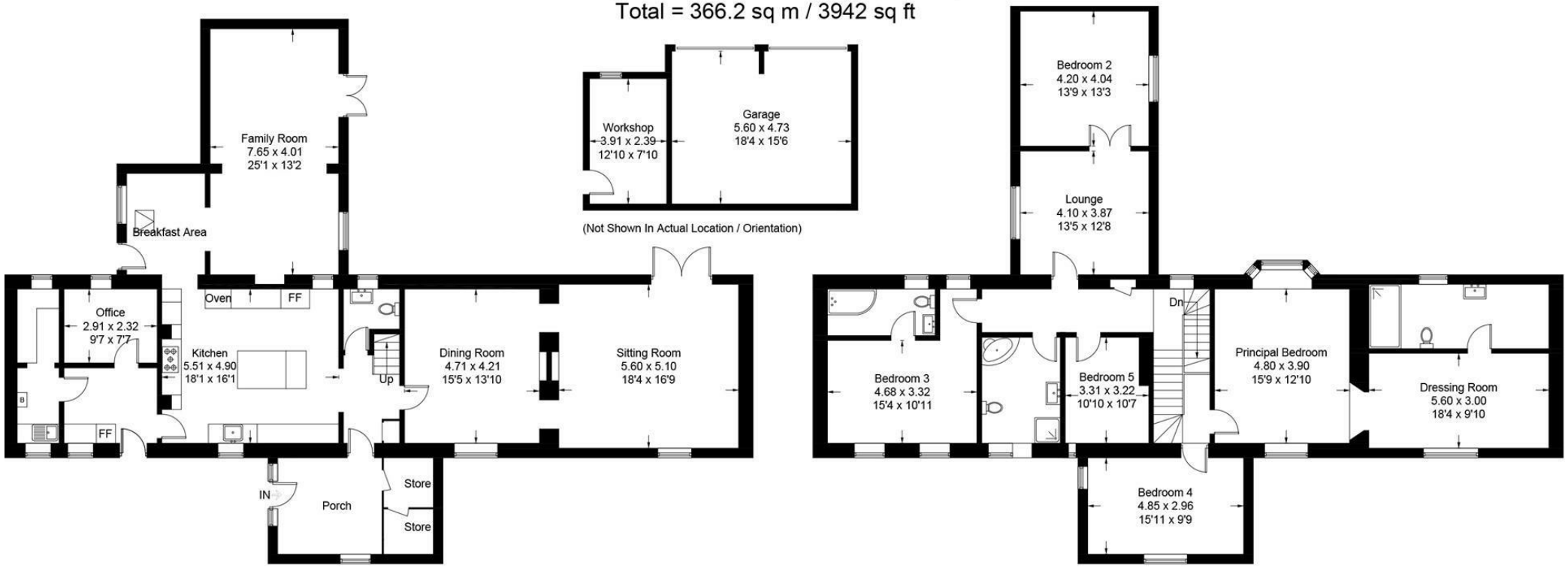
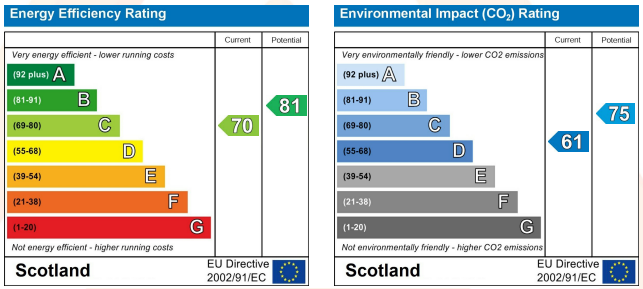


Illustration for identification purposes only, measurements are approximate,

Energy Performance Graph



Viewing

Please contact our 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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD