



Orchardknowe , Melrose, TD6 9NQ

Offers over **£725,000**

EXECUTIVE NEW BUILD HOME

Orchardknowe is set to be a large executive family home with detached double garage occupying a prime, south-facing position within the much sought-after village of Gattonside, with commanding views towards the Eildon Hills. A short walk to the popular town of Melrose, Orchardknowe will be a short drive from both the Borders General Hospital and Tweedbank Railway Station.

Accommodation will comprise: Four Double Bedrooms (three with Ensuite facilities), Dining Kitchen, Drawing Room, Large Lounge, Family Bathroom, Shower Room.

Set in a generous plot benefitting from an elevated position overlooking the River Tweed and towards the popular town of Melrose. Regarded by many as the most desirable Border Town which took the title of "Best Place to Live in Scotland" by the Sunday Times in 2018, Melrose provides an extensive range of amenities including specialist shops, small supermarkets, restaurants, independent cafes and a selection of hotels. A full range of amenities are available in the nearby market town of Galashiels.

TRAVEL

Edinburgh is within easy commuting distance via the A68 or A7, both of which link to major routes North and South bound. The Borders General Hospital lies just outside the town and nearby Tweedbank, only minutes to the west of Melrose, has a station on the Borders Railway providing a service into Central Edinburgh with approximately an hour's journey time. Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel to the South and for the frequent flier, airports can be found in Edinburgh or Newcastle.

DISTANCES

Edinburgh 36 miles

Galashiels 4 miles

Melrose 1 mile

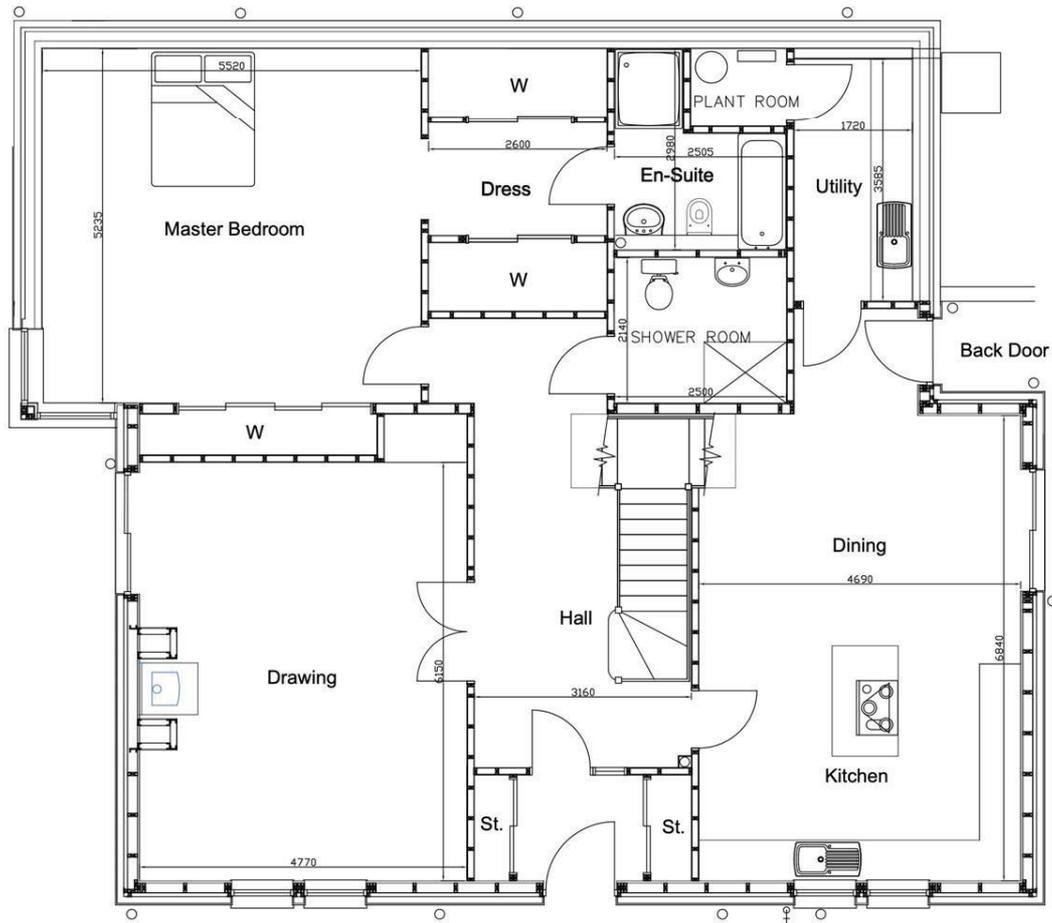
(All distances are approximate)

DISCLAIMER

Please note that photos are CGI and representational of the development. Council Tax Band and EPC will be determined upon completion of the property.



Floor Plan

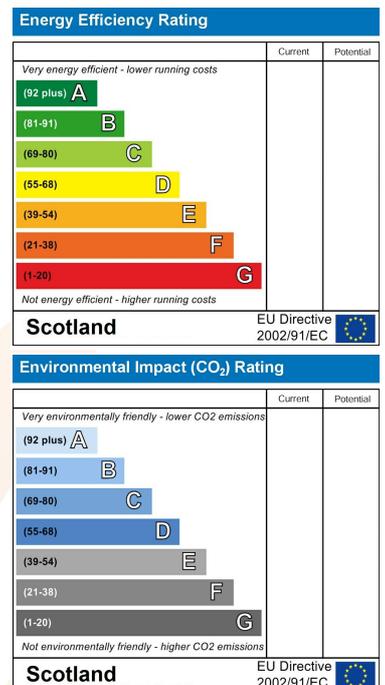


Ground floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.