



Springbank 2 Harleyburn Court, Melrose, TD6 9JQ

Offers over £585,000





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- Executive Detached Family Home
- Large Open Plan Living Area
- Sought After Location
- Driveway & Double Garage
- Excellent Local Amenities & Schooling
- 4 bedrooms (Principal En-Suite)
- High Quality Fixtures & Fittings
- Landscaped Gardens
- Solar Panels
- Short Drive to Train station

We are delighted to bring to market this beautifully presented four-bedroom executive detached family home set within a quiet residential cul-de-sac in Melrose. Springbank benefits from generous living space, four double bedrooms, a home office and an integral double garage.

Harleyburn Court sits within a highly desirable development in Melrose, one of the Scottish Borders' most admired towns. Melrose is celebrated for its historic Abbey, charming streets, independent shops and excellent eateries, while also offering excellent schooling and easy access to local walking and cycling routes, including the Eildon Hills. The area provides an ideal balance of countryside living with strong commuter links including the A68 and nearby Tweedbank train station.

ACCOMMODATION

- HALLWAY - LOUNGE - DINING ROOM - WC - DINING KITCHEN - UTILITY ROOM - OFFICE - FOUR BEDROOMS (ONE ENSUITE) - FAMILY BATHROOM -



Internally

A welcoming entrance hallway sets the tone immediately with warm timber flooring, soft neutral décor and a sense of space that continues throughout. The layout flows easily between formal rooms and everyday living areas. The lounge is a peaceful and private retreat with a wonderful outlook over the garden; it has an attractive stone fireplace, living flame gas fire and plenty of space for family seating. The calm colour palette and soft carpeting create a cosy yet contemporary feel, perfect for relaxed evenings or entertaining.

The heart of the home lies to the rear in the impressive open-plan kitchen/dining/family room. This is a bright, expansive space designed for modern living. The sleek kitchen features extensive storage, generous worktop space and a large central island with breakfast seating - ideal for casual dining or gathering around while cooking. Patio doors open directly outside, extending the living space in warmer months. There is ample room for a full dining table or a relaxed family seating area.

Across the hall, a separate dining room provides a more formal setting for hosting, with space for a large dining table and sideboard. It is a versatile room that could equally lend itself to a second sitting room or playroom if desired. A cloakroom WC sits conveniently off the hall.

Just off the kitchen is a handy utility room, keeping appliances and laundry neatly tucked away. Completing the downstairs accommodation is the dedicated home office, positioned away from the main living areas for focus and privacy. The double integral garage offers excellent storage or parking and can be accessed internally off the utility room.

Upstairs, the home continues to impress with four generous bedrooms arranged around a central landing. The principal suite is a standout: a large double room with built in wardrobe space and a modern en-suite shower room. The three further double bedrooms are well-proportioned and benefit from built-in wardrobes, offering flexibility for family, guests or hobbies. Completing the accommodation is a good-sized family bathroom fitted with a modern suite including a bath and separate shower area.



Kitchen

The kitchen is fitted with an extensive range of sleek, modern cabinetry providing excellent storage, all complemented by granite worktops which offer both durability and a stylish high-end finish. A large central island creates a natural gathering point, incorporating a breakfast bar ideal for informal dining, morning coffee or socialising while cooking.

Integrated appliances are seamlessly incorporated and include a five-burner gas hob set within the island with a contemporary extractor above, alongside integrated ovens, microwave and dishwasher, ensuring both practicality and clean visual lines throughout the space. Extensive preparation areas and clever storage solutions make the kitchen equally suited to busy family life or entertaining on a larger scale.

There is a relaxed family seating area, ensuring this space functions as a true hub of the home where cooking, dining and everyday living naturally come together.

The adjoining utility room offers further worktop space and storage cupboards with under-counter spaces for a washing machine and tumble dryer.

Bathrooms

The family bathroom is fitted with a four piece suite including WC, vanity wash hand basin, freestanding bath and shower enclosure with double shower head and tiled splashbacks. Thermostatically controlled electric underfloor heating has been installed.

The principal bedroom en-suite shower room is fitted with a three piece suite including a WC, vanity wash hand basin and shower enclosure with double shower head and tiled splashbacks. Thermostatically controlled electric underfloor heating has been installed.

There is also a handy WC on the ground floor.



Externally

The rear garden has been thoughtfully landscaped to create a superb extension of the home, perfectly suited to modern outdoor living and entertaining. Designed with both relaxation and social gatherings in mind, the space offers a variety of distinct seating and entertaining areas to enjoy throughout the day and evening with ambient lighting making for a cosy night time experience.

A generous patio terrace directly accessed from the kitchen and family room allows indoor and outdoor spaces to flow seamlessly, making it ideal for summer dining and entertaining. A standout feature of the garden is the fully fitted outdoor kitchen including a BBQ and wood fired pizza oven, creating an exceptional space for alfresco cooking and social occasions, allowing hosts to remain at the centre of gatherings while enjoying the outdoor setting.

Beyond this, the garden incorporates multiple seating zones, offering flexibility for both lively gatherings and quieter moments. A particularly appealing feature is the dedicated relaxation nook, thoughtfully arranged to provide a cosy retreat complete with an outdoor television, creating the perfect spot to unwind with family and friends or enjoy outdoor movie nights and sporting events.

Combining practicality with lifestyle appeal, the garden provides a private and highly usable outdoor environment that complements the impressive living accommodation within the home.

To the front there is a large mono-block driveway providing plentiful space for multiple vehicles and access to the double garage, surrounded by mature shrubs for ease of maintenance. There is an electric charging point adjacent to the garage.

Outbuildings

There is an integral double garage benefiting from mains power and lighting providing an ideal additional space for storage and recreation. Soft cushioned flooring provides an ideal hobby space for car enthusiasts. The garage is accessed via two automatic up-and-over doors to the front as well as a door from the rear hallway.

Fixtures & Fittings

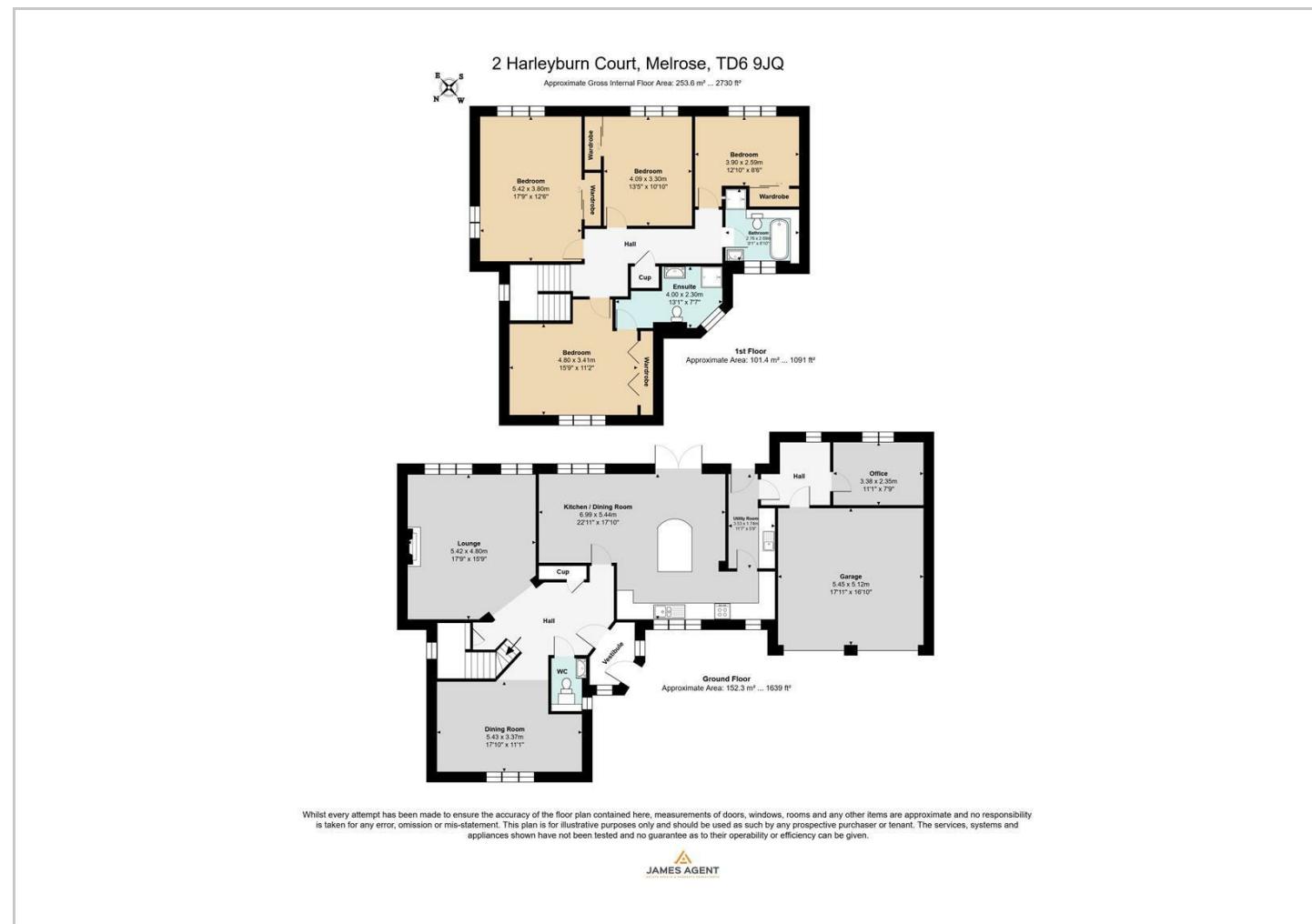
All fitted floor coverings and integrated appliances are to be included within the sale.

Services

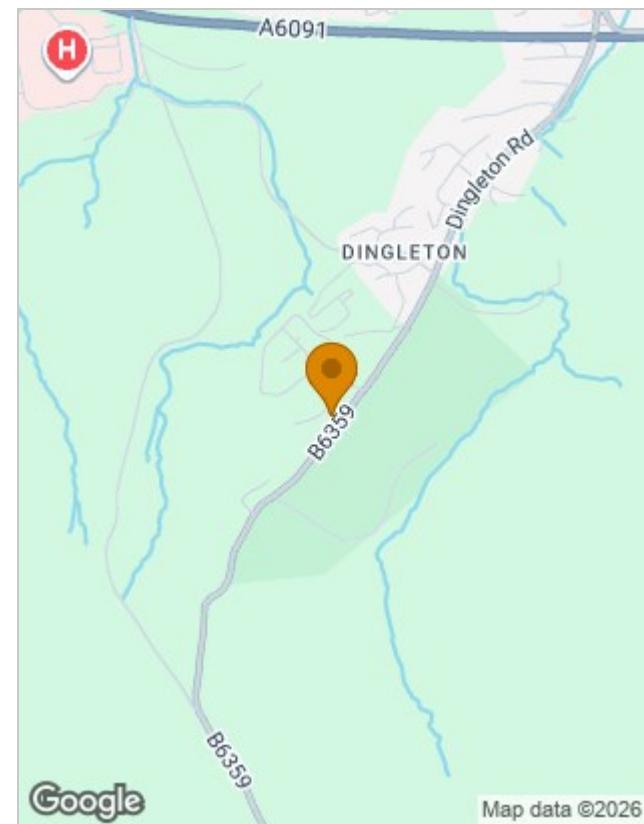
All mains services are present, Double Glazing, Gas Central Heating and Solar Panels have been installed. These are connected to an export tariff currently set at 15.10p /kWh.



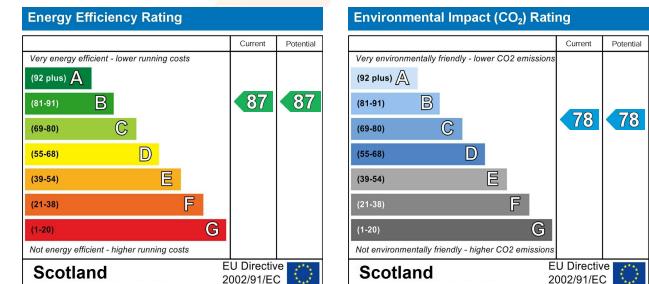
Floor Plans



Location Map



Energy Performance Graph



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.