



# 1 Main Street

Melrose, TD6 9DX



This Freshly Presented And Bright Bungalow Has A Contemporary Interior And Wonderful Outdoor Space - Being Positioned In A Sought After Village Within The Central Borders, The Property Would Ideally Suit Those Looking For An Easily Maintained Home Close To Amenities, Or Offers Obvious Scope As A Second Home Or Holiday Let Being Just A Short Walk To The Vibrant Town Of Melrose And Surrounded By Glorious Countryside And Visitor Attractions.





With unrestricted parking to the front, the main entrance to the front opens to a bright hallway, with the living accommodation set to the far end. The living room is a well-proportioned space with wonderful levels of natural light from sliding patio doors which open directly onto the raised deck. The living room is freshly decorated and newly carpeted, with feature shelving around the fireplace ideal as a media wall. The neighbouring kitchen is fully fitted with a selection of base units and appliances, with adequate space for breakfasting table and chairs, and lovely outlooks over the rear with a glazed door directly to the deck. The double bedroom is set to the front of the bungalow, with useful in-built wardrobes, a further walk-in cupboard across the hall, and a modern shower room opposite.

Externally, a shared path leads off the main street and accesses the rear gardens for the four bungalows. 1 Main Street benefits a fantastic private raised and enclosed deck which opens directly from the living room and kitchen, which provides useful storage space underneath, with a small set of timber steps leading down to the shared path. A further section of garden also belonging to the property is set beyond and is ideally low maintenance being laid with bark, with mature sheltering trees.

The property is in walk-in condition having been recently upgraded following a successful run as a rental investment for a number of years. With no onward chain the property would suit a variety of uses whether as an easily maintained primary residence or to continue as an investment rental or holiday let.

## LOCATION

Newstead remains a popular choice; with its peaceful village location and excellent links to transport and further Border towns, the village provides an ideal balance of country living and modern requirements. The quaint village centres round the historic main street; with traditional stone-built properties giving Newstead character and charm, with the back drop of the Eildon hills and River Tweed beyond adding to the picture perfect setting. A regular bus service runs through the village, with connections to the recently opened Borders Railway at Tweedbank and Galashiels with nearby attractions including a good range of quality shops, restaurants and facilities at Melrose. Local schooling is available at Melrose Primary School, Earlston High School or private schooling at St Mary's Melrose. Newstead lies five minutes from the local hospital at Borders General and local attractions include Abbotsford, Trimontium, hill walking on the Eildons and along the River Tweed with plenty of sporting opportunities from golf to rugby including the world famous Melrose Sevens.

## HIGHLIGHTS

- Excellent Location – Sought After Village



- Easy Walk to Amenities & Attractions
- Central for Transport including Border Rail Link
- Accommodation in Excellent Presentation
- Charming Easily Kept Outdoor Space
- Rental or Holiday Let Ideal

## ADDITIONAL INFORMATION

All fitted carpets, curtain poles, blinds, lights and light fittings and the kitchen appliances are included in the sale price.

## SERVICES

Mains electricity, gas, water and drainage. Gas central heating. Double glazed.

## ENERGY EFFICIENCY

Band D.

## COUNCIL TAX

Band A.

## VIEWING & HOME REPORT

Clients are asked to view the Virtual Tour prior to booking an appointment – available on [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or by subscribing to our YouTube channel. To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property Shop, Selkirk on 01750 724160 - lines open until 7pm, 7 days a week.

## MEASUREMENTS

See Floorplan

## MARKETING POLICY

Offers over £149,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.