



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Abbey Mill Park, Melrose, TD6 9RJ

Offers over £345,000



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Offers over £345,000

# 1 Abbey Mill Park Melrose, TD6 9RJ

- Well-Presented Detached House
- Rarely Available Location
- Close to Town Centre
- Excellent Local Amenities
- 3 Bedrooms
- 2 Bathrooms + WC
- Garage and Residents Parking
- Private Garden
- Excellent Local Schooling
- Commutable to Edinburgh

We are delighted to offer this well-proportioned detached house in a rarely available location a short distance from the centre of the highly sought-after town of Melrose. The property benefits from private parking, a garage and an enclosed, easily maintained garden, and is a short drive from both the Borders General Hospital and Tweedbank Railway Station. The many amenities of the town are just a short walk away, and wonderful walks and bike rides are on your doorstep.

## ACCOMMODATION

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



### Internally

The property offers bright, immaculately presented accommodation over two floors. The ground floor boasts a spacious living room with space for a dining table and French doors out to the garden, well-equipped kitchen and a WC. Upstairs are three bedrooms, all with built-in storage. The master bedroom benefits from an ensuite shower room, while the other bedrooms are served by the family bathroom.

### Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, 4-burner gas hob and extractor hood, with spaces for a washing machine and tall fridge/freezer.

### Bathrooms

The bathroom is fitted with a modern white suite including WC, pedestal wash hand basin and panelled bath with electric shower over. The ensuite offers a walk-in shower, wc and wash hand basin.

### Externally

The enclosed private garden is easily maintained and primarily laid to gravel and paving, with a well stocked flowerbed, and bound by timber fencing.





### Outbuildings

There is a timber shed in the garden, and a single garage.

### 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 2022' 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. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of 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

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.

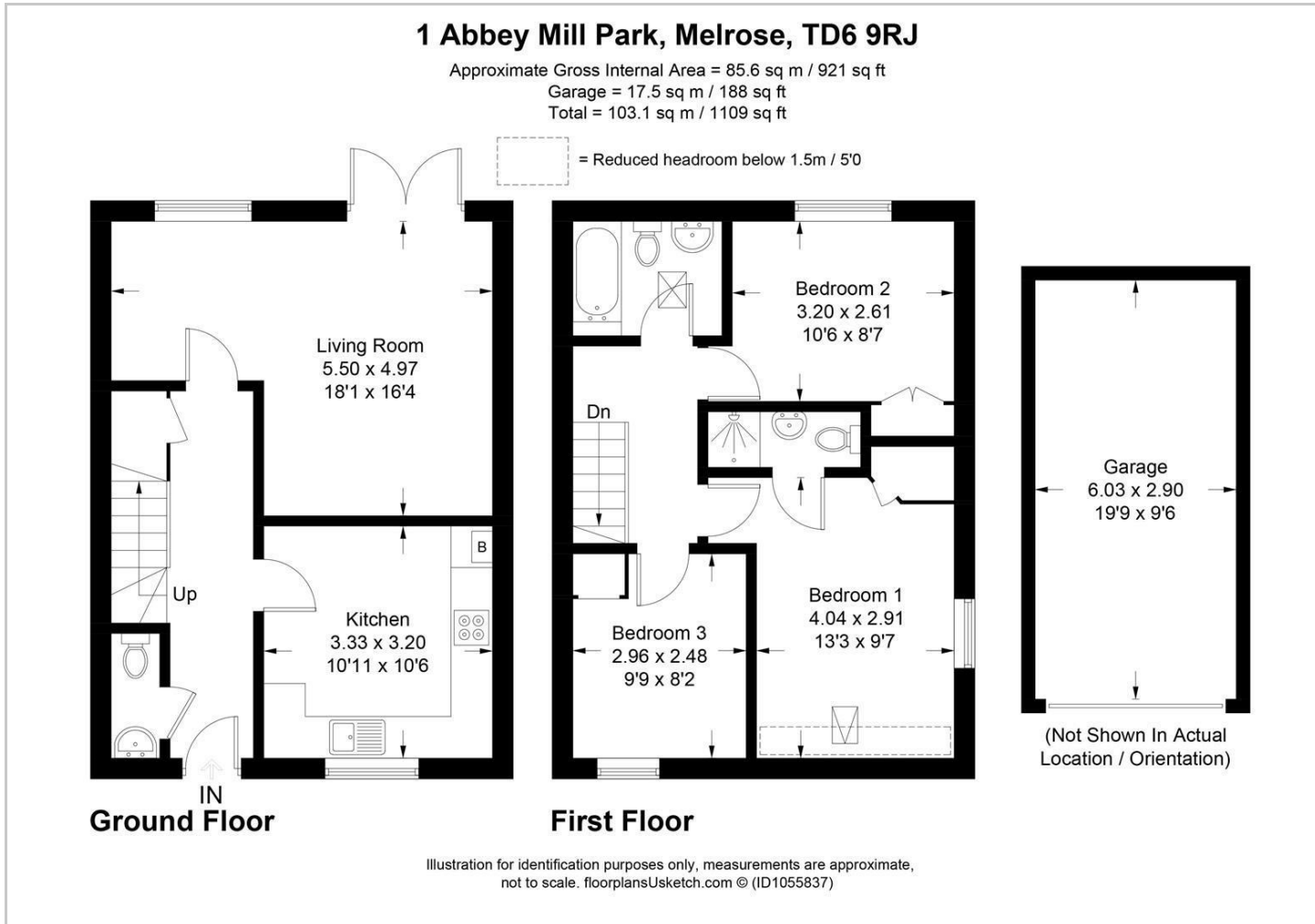
### Offers

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

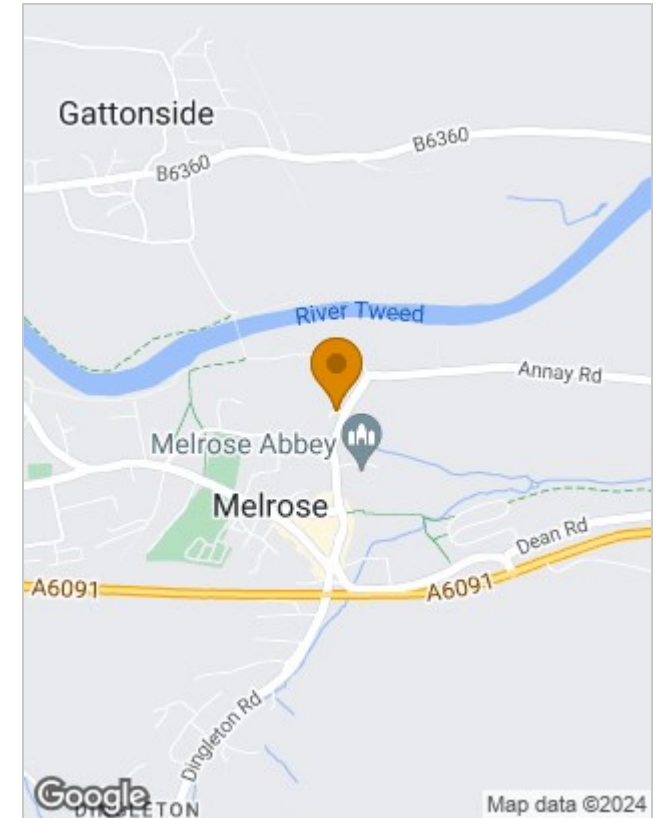


## Viewing

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.

## Location Map



## Energy Performance Graph

