



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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8 Dundas Terrace, Melrose, TD6 9QU

Offers over £460,000



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Offers over £460,000

## 8 Dundas Terrace Melrose, TD6 9QU

- Modern Detached Family Home
- 5 Bedrooms (Principal Ensuite)
- Outstanding Views
- Landscaped Gardens
- Close to Town Centre
- Rarely Available Location
- Dining Kitchen
- Garage and Driveway Parking
- Excellent Local Schooling
- Short Drive from Hospital and Train Station

We are delighted to offer this modern family home set a stone's throw from the centre of the highly sought after town of Melrose. The property offers bright, free-flowing accommodation with wonderful views over the town and to the hills beyond. The many amenities of Melrose are just a short walk away, including both St Mary's Preparatory School and Melrose Primary School. The property also benefits from excellent transport links, with the A68 offering easy access to both Edinburgh and Newcastle-Upon-Tyne, and the A7 linking to Southern Scotland and Carlisle, while nearby Tweedbank Railway Station provides access to central Edinburgh in under an hour.

### ACCOMMODATION

Entrance Hall - Kitchen/Dining Room - Sitting Room - Principal Bedroom with Ensuite Shower Room - 4 Further Bedrooms - Utility - Family Bathroom - WC -



### Internally

8 Dundas Terrace offers modern, free-flowing accommodation over two floors, and benefits from double glazing and commanding views over the town. Entered on the First Floor, there is a bright Sitting Room and spacious family Dining Kitchen, with a generous balcony linking the two to form a fantastic entertaining space. Also on the First Floor is a bedroom, Utility Room and WC, as well as internal access to the Garage. On the Ground Floor, the Principal Bedroom benefits from fitted wardrobes and an Ensuite Shower Room, while 3 further bedrooms are served by the Family Bathroom.

### Kitchen

The large Dining Kitchen has ample space for a table as well as a seating area and is fitted with a range of wall and base units with solid wood worktops incorporating a Belfast sink with mixer tap. There is an integrated dishwasher, Rangemaster cooker with extractor hood and large fridge/freezer.

### Bathrooms

The ensuite is fitted with a 3-piece suite comprising wc, vanity wash hand basin and walk-in shower enclosure with mixer shower.

The Family Bathroom is fitted with a roll top bath with mixer shower over, vanity wash hand basin and wc.

The downstairs WC is fitted with a wc and vanity wash hand basin.





### Externally

The landscaped private garden is primarily laid to lawn with patio seating areas and paved paths. Well-stocked beds and attractive stone walls create a wonderful space for entertaining. There is a cellar store offering excellent storage space.

### Garage

There is an integrated single garage with a metal up and over door, and additional driveway parking.

### Location

8 Dundas Terrace occupies an enviable location within the highly sought-after 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 an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels, as well as Parish, Episcopal and Catholic Churches. 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, light fittings and integrated appliances are to be included within the sale.

### Services

Mains Water, Gas, Electricity and Drainage.

### Council Tax

Council Tax Band G

### Viewings

Strictly by appointment via James Agent.









