



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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9 Lady's Walk, Melrose, TD6 9AG

Offers over £375,000



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Offers over £375,000

9 Lady's Walk Melrose, TD6 9AG

- Detached Bungalow
- Outstanding Views
- Integral Garage
- Close to Amenities
- Excellent Local Schooling
- Rarely Available Location
- Immaculately Presented
- Driveway
- Close to Train Station
- Commutable to Edinburgh

CLOSING DATE - TUESDAY 14TH MAY AT 12 NOON

We are delighted to offer this exceptional detached bungalow set in a quiet position within the highly sought-after village of Darnick, on the edge of Melrose. The property offers immaculately presented, free-flowing accommodation on one level, with stunning views over the fields to the iconic Eildon Hills. The many amenities of Melrose are a walk or short drive away, while the Borders General Hospital and Tweedbank Railway Station are both close by.

ACCOMMODATION

- ENTRANCE PORCH - HALL - DINING KITCHEN - LIVING ROOM - THREE DOUBLE BEDROOMS (ONE ENSUITE) - FAMILY BATHROOM -



Internally

The property is immaculately presented and finished to an exacting standard throughout. The Living Room, Principal Bedroom and well-equipped Dining Kitchen all enjoy wonderful views to the Eildon Hills. There are two further double bedrooms served by a modern Family Bathroom.

Kitchen

The modern shaker-style kitchen is finished to a very high standard, fitted with every modern convenience and topped with natural solid wood worktops incorporating a black composite sink with mixer tap. The kitchen is bathed in natural daylight from the south facing windows overlooking the rear garden and beyond to the Eildon Hills. The back door seamlessly connects the Kitchen with the rear terrace, ideal for alfresco dining. The kitchen is equipped with every modern convenience including built-in appliances such as the electric oven with warming drawer, microwave oven, induction hob with extractor hood, dishwasher, wine fridge and separate freestanding American style fridge-freezer. The centrepiece of the kitchen is the sprawling peninsula that doubles as a social hub and a culinary workstation. Tall larder units and pull out storage features add functionality and convenience. There is a wonderful dining area with ample space for a table and chairs and is perfect for entertaining.

Bathrooms

Both the family bathroom and ensuite boast modern suites comprising vanity wash hand basins, conceal cistern WCs and large walk-in shower cubicles. The family bathroom also boasts a separate bath. A splash of colour is added with vibrant blue brick-style tiles, providing a luxury hotel feel.





Externally

The property benefits from an easily-maintained enclosed south-facing rear garden, primarily laid to a mixture of lawn and gravel with paved paths and bounded by timber fencing. The generous terrace is surrounded by a dwarf wall and enjoys with a peaceful outlook over the neighbouring fields and beyond to the Eildon Hills. This truly is a wonderful space for relaxing or entertaining. There is a mono-block driveway to the front of the property providing plentiful parking and access to the garage.

Outbuildings

There is an integral garage set to the front of the property accessed via a metal roller door to the front and a timber door from the hallway. The garage benefits from mains power & lighting, housing the boiler and a utility space for the washing machine.

Location

The property occupies a quiet residential position within Darnick, close to 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 flooring and integrated appliances will be included within the sale. The American fridge/freezer is also to be included within the sale.

Council Tax Band

Council Tax Band F.

Services

Mains gas, water, electricity and drainage.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk

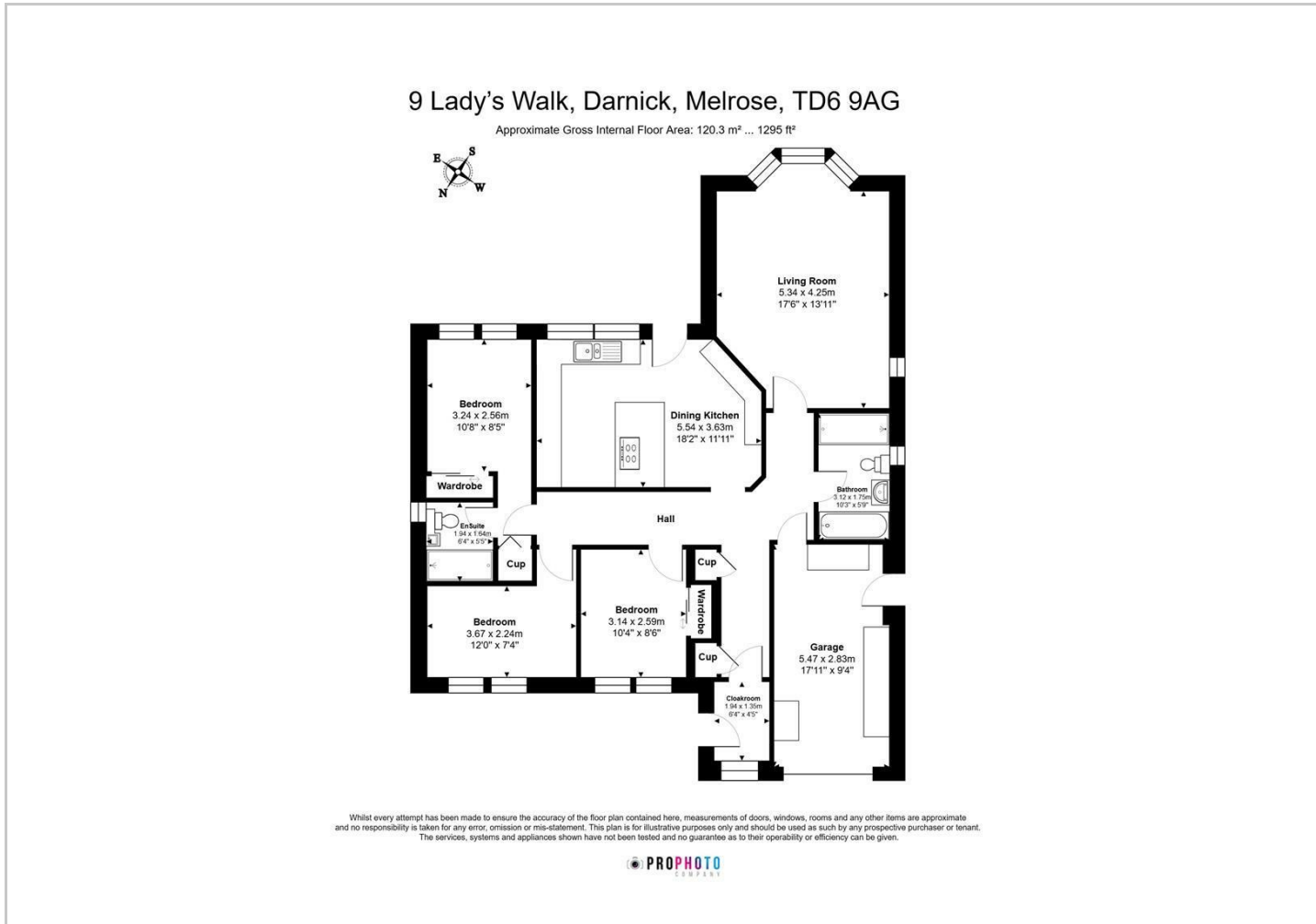
Offers

All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. 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 anytime.





Floor Plans



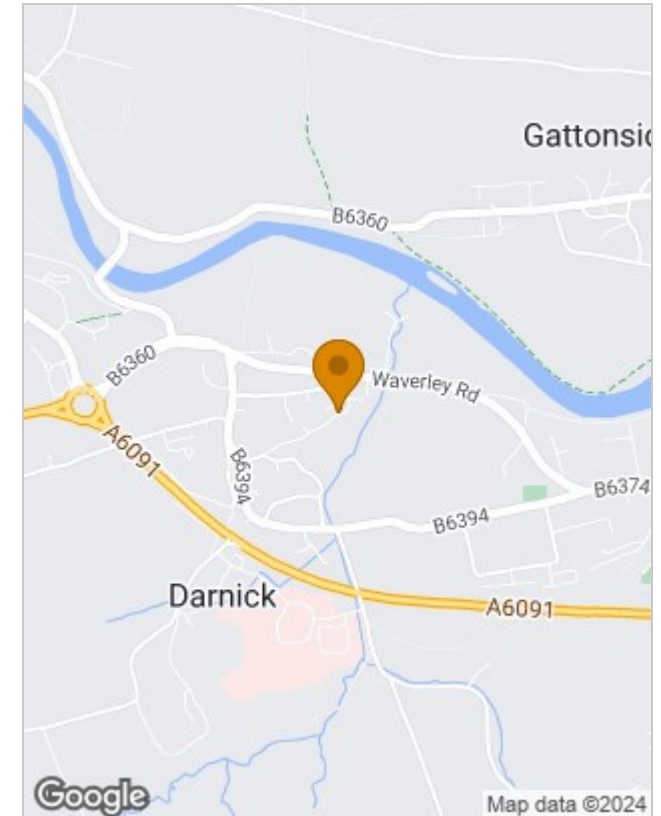
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

