



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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The Croft Dundas Terrace, Melrose, TD6 9QU

Offers over £420,000



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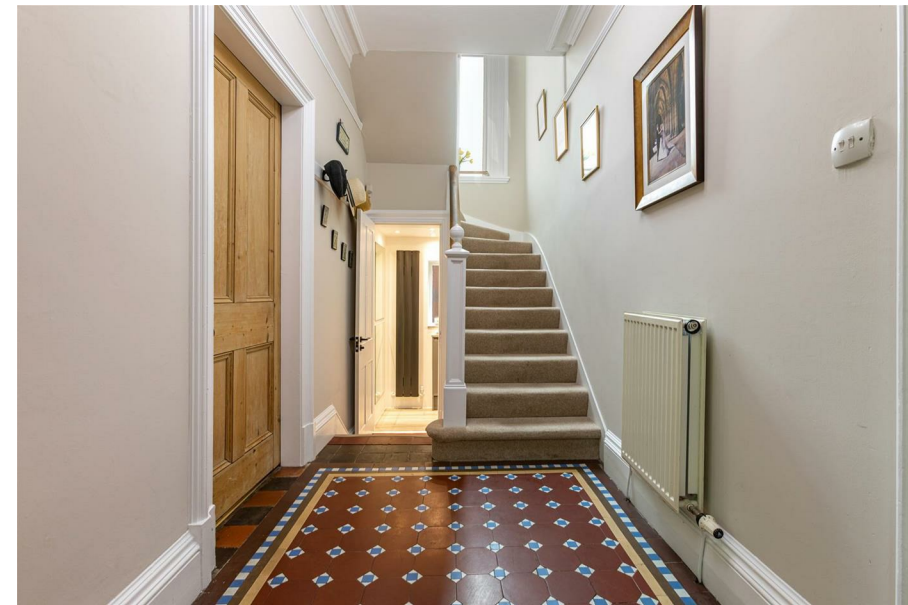
# The Croft Dundas Terrace Melrose, TD6 9QU

- Traditional Stone-Built House
- Close to Town Centre
- Private Garden and Cellar
- Close to Tweedbank Railway Station and Borders General Hospital
- Excellent Local Amenities
- Rarely Available Location
- Wonderful Views
- Driveway and Timber Office with Power
- Excellent Local Schooling
- Gas-Fired Central Heating and Double Glazing

The Croft is a delightful semi-detached house, located just a stone's throw from Melrose town centre. This charming property, with its blend of period features and modern amenities, provides an ideal home close to the many amenities of the town, and benefits from wonderful views to Melrose Abbey, The Greenyards, Gattonside and the hills beyond.

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.

- ENTRANCE VESTIBULE - HALLWAY - SITTING ROOM - DINING ROOM - KITCHEN - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - 2 FURTHER BEDROOMS - FAMILY BATHROOM -



## Internally

The property offers immaculately presented, free-flowing accommodation with wonderful period features including an original tile floor, intricate plaster cornicing and attractive fireplaces. The ground floor boasts a bright spacious sitting room with a large window, allowing natural light to flood the room, while the modern kitchen and adjoining dining room, as well as a door leading out to the large patio area, creates a wonderful space for entertaining. Also on the ground floor is a double bedroom, and upstairs are two further double bedrooms, with the principal bedroom benefitting from a dressing area and ensuite shower room.

## Kitchen

The Kitchen has space for a table and is fitted with a range of wall and base units with granite worktops incorporating an undermount sink with mixer tap. There is an integrated electric double oven, 5 ring gas hob, extractor hood and dishwasher, and space for a large freestanding fridge/freezer.

## Bathrooms

The ensuite is fitted with a 3-piece suite comprising wc, wall-hung wash hand basin and large walk-in shower cubicle with mixer shower.

The Family Bathroom is fitted with a panelled bath wall-hung wash hand basin and wc.

The WC is fitted with a close coupled wc and corner wash hand basin





### Externally

The rear garden is set over two levels. The upper level features a lovely patio area, ideal for outdoor dining and entertaining, while the lower level offers a well-maintained lawn and mature beds, perfect for relaxation. Accessed from the garden is a useful cellar, with a utility area and excellent storage space. The timber office benefits from light and power

### Location

The Croft 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, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Council Tax Band

Council Tax Band E.

### Viewings

Strictly By Appointment via James Agent.

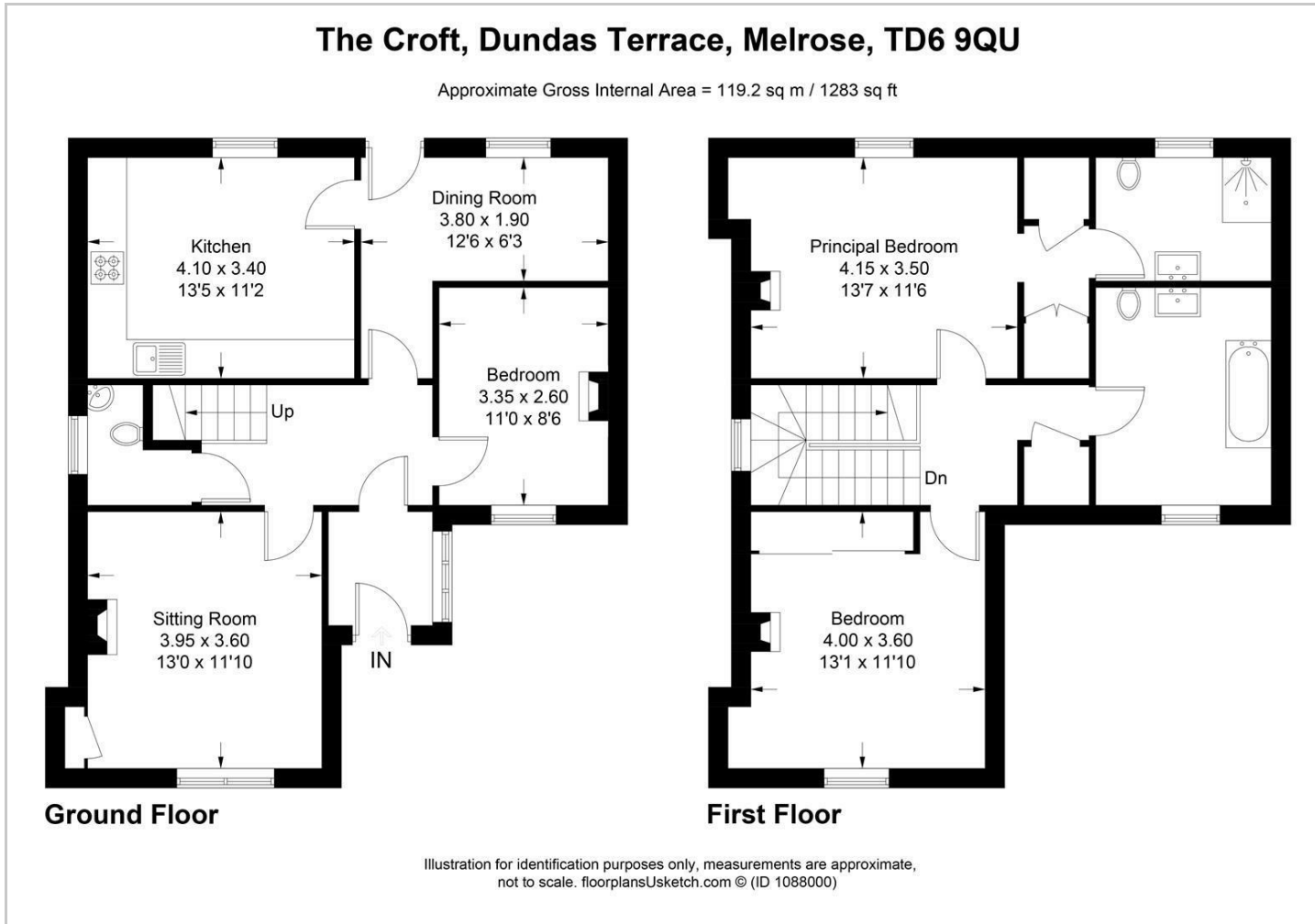
### Offers

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



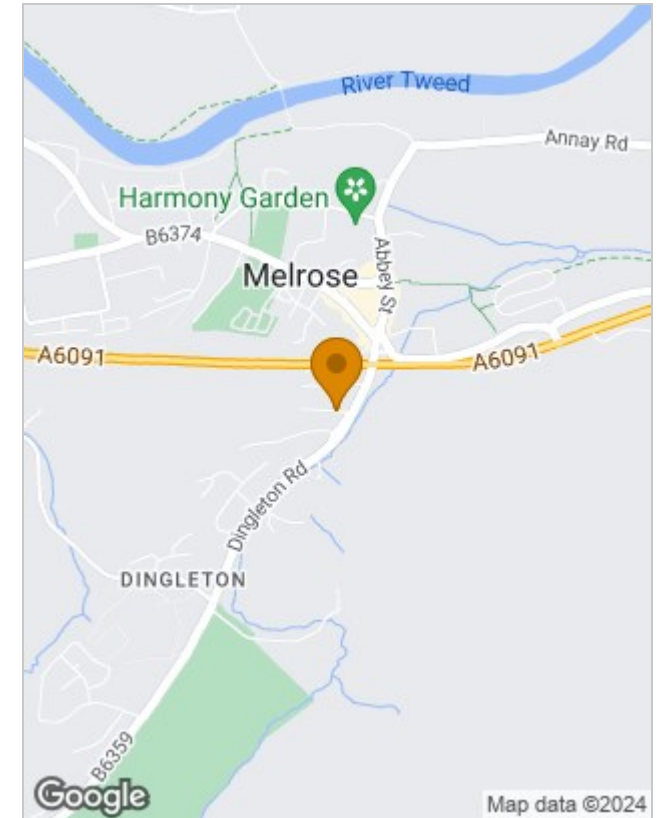
## Viewing

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.

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

## Location Map



## Energy Performance Graph

