



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Dean Cottages, Melrose, TD6 9RN

Guide price £240,000



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3 Dean Cottages Newstead, Melrose, TD6 9RN

- Semi-Detached Bungalow
- Immaculately Presented
- Garage and Driveway
- Excellent Local Amenities
- Gas-Fired Central Heating
- Highly Sought-After Location
- Generous Mature Garden
- Wood-Burning Stove
- Short Drive to Train Station
- Double Glazing

We are delighted to bring to the market this 2 bedroom semi-detached cottage located in the much sought-after village of Newstead, just a short walk from Melrose town centre. The property has been finished to a very high standard throughout, and further benefits from an attractive garden, garage and driveway parking.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School. Melrose was also voted 'One of the Best Places to Live in Scotland in 2022' by The Sunday Times.

ACCOMMODATION

ENTRANCE VESTIBULE - HALLWAY - KITCHEN/LOUNGE - 2 DOUBLE BEDROOMS - FAMILY SHOWER ROOM -



Internally

The property is presented in immaculate condition throughout, with modern windows, doors, kitchen and bathroom fittings. The open plan kitchen/lounge benefits from a wood-burning stove and wonderful views across the valley. Two well-proportioned double bedrooms are served by the modern shower room.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with solid wood worktops incorporating a Belfast sink with mixer tap. Integrated appliances include a gas hob, electric oven, dishwasher and fridge/freezer. The breakfast bar links the kitchen with the lounge and creates a wonderful space for eating and entertaining. The washing machine is located in the outhouse, leaving ample storage space in the kitchen.

Shower Room

The shower room is fitted with a 3-piece suite including WC, wash hand basin and large walk-in shower.

Externally

The property benefits from generous gardens, primarily laid to lawn, with well stocked, mature planting including raised vegetable beds. There are two greenhouses, a garden shed and a brick-built outhouse. To the side of the property is a detached garage and driveway parking.





Location

3 Dean Cottages occupies an enviable location in the popular village of Newstead, close to Melrose which is regarded by many as one of the most desirable Border Towns, which has also just been 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.

Travel

Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

Council Tax

Band B

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

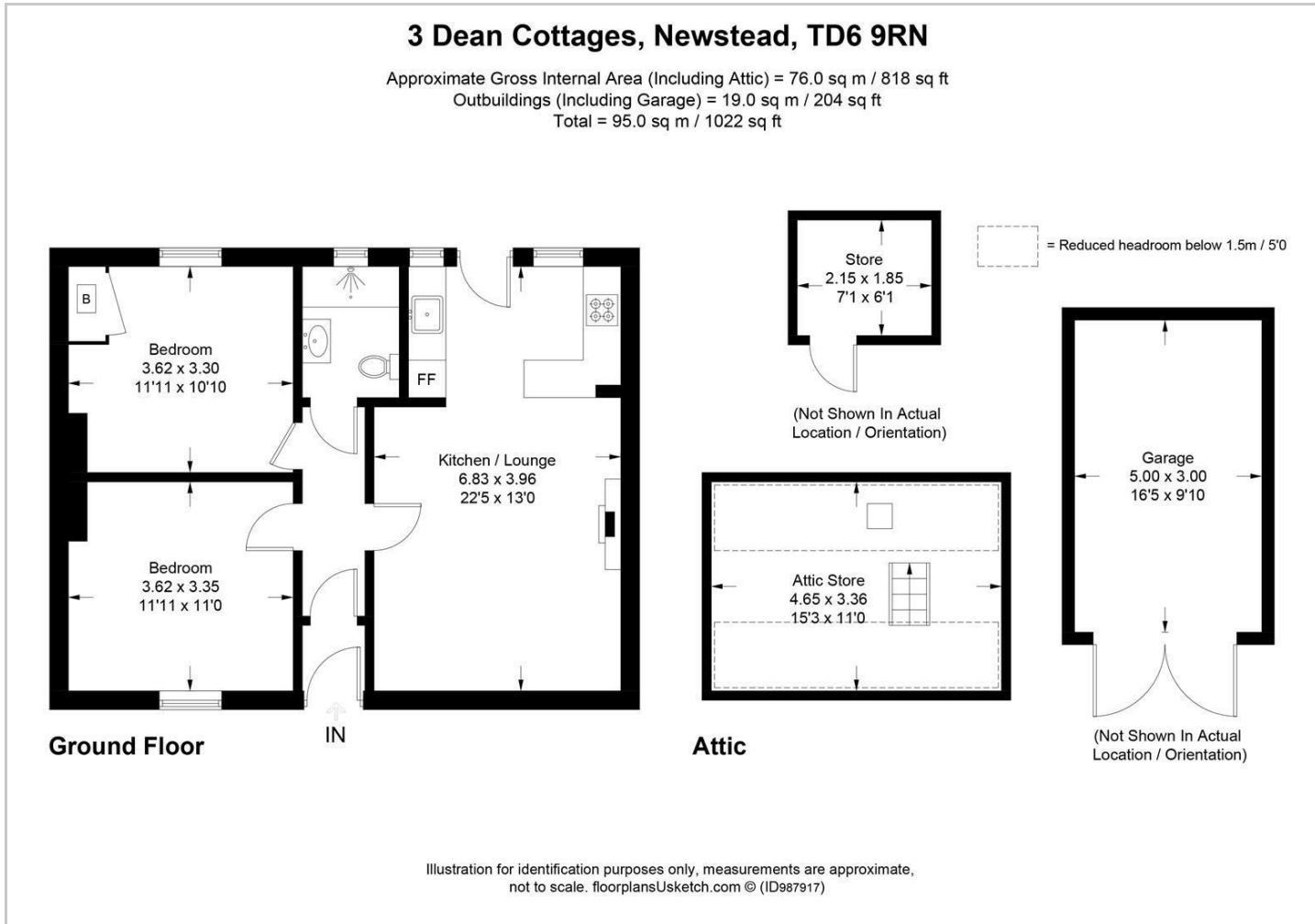
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested 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 any offer at anytime.





Floor Plans



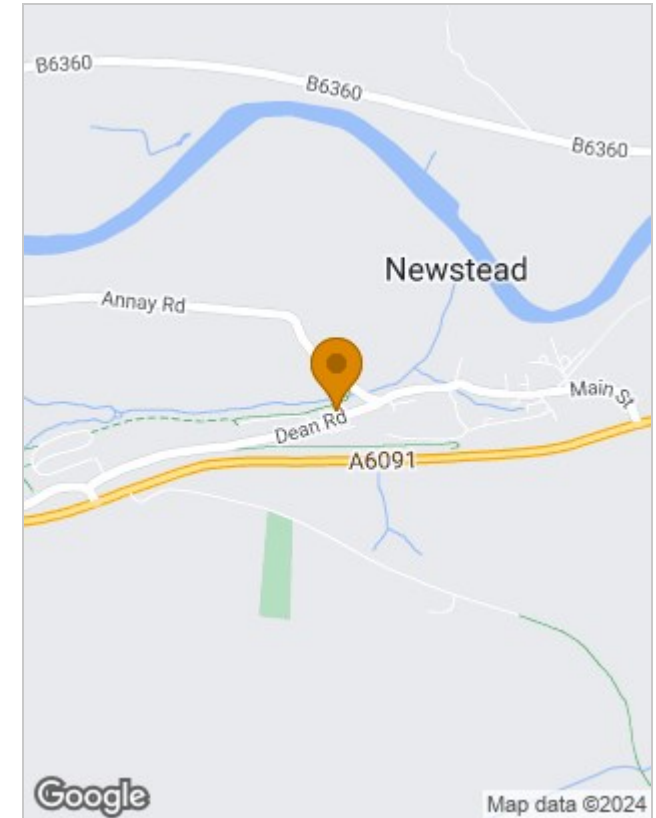
Viewing

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

