



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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25 Priors Walk, Melrose, TD6 9RB

Guide price £240,000



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25 Priors Walk, Melrose, TD6 9RB

- Semi-Detached House
- Modern Fixtures & Fittings
- Driveway
- Excellent Local Schooling
- Walking Distance to Town Centre
- Three Bedrooms
- Private Enclosed Garden
- Ideal Family Home
- Nearby Train Station
- Sought-After Location

We are delighted to bring to the market this immaculately presented three bedroom semi-detached home set in a highly desirable area of Melrose. The property provides an ideal family home with off-street parking and modern fixtures and fittings throughout.

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 recently voted 'One of the Best Places to Live in Scotland in 2022' by The Sunday Times.

ACCOMMODATION

ENTRANCE HALL - SITTING ROOM - BREAKFASTING KITCHEN - HALL LANDING - 3 BEDROOMS - BATHROOM



Internally

The property benefits from a bright and spacious layout over two levels. On the ground floor is a well-proportioned sitting room leading to the kitchen which has space for a table as well as access to the garden. Upstairs there are three bright bedrooms, with the bedroom to the front benefitting from lovely views towards the hills.

Kitchen

The breakfasting kitchen provides an ideal additional living space with ample room for a dining table. There is a good range of shaker-style cabinetry overlaid with wood-effect worktops incorporating a stainless steel sink unit. There are appliance spaces for a freestanding cooker, fridge/freezer, washing machine and slim dishwasher. Two cupboards provide handy storage, and there is a back door to the rear decking and garden.

Bathroom

The recently installed bathroom is fitted with a 3-piece suite including WC, wash hand basin and panelled bath with electric shower and laminated splashbacks.

Externally

The property benefits from generous private garden grounds to the front, side and rear of the property. The rear garden is full enclosed, incorporating a large lawn and raised decking area, ideal for relaxing and unwinding. There is a handy gate to the rear of the garden leading on to a footpath which leads provides access to all town centre amenities nearby. The front garden has a lawn surrounded by a mature hedge and a gravel driveway. There is a handy storage area to the side of the property which currently houses a timber shed which is to be included within the sale.





Location

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 and 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 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.

Services

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

Council Tax

Council Tax Band C.

Fixtures & Fittings

All fitted floor coverings and blinds are to be included within the sale. The timber shed is also to be included.

Home Report

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

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



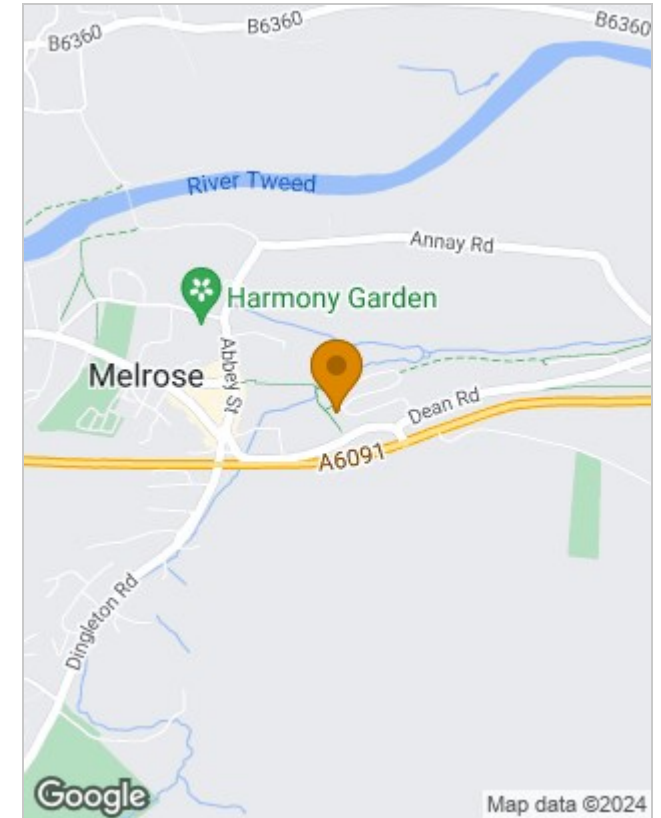
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

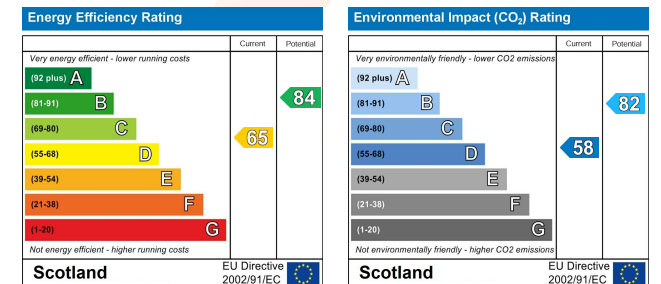
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



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