



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



The Hollies Abbotsford Road, Darnick, Melrose, TD6 9AQ

Offers over £595,000



5



2



4



E



# The Hollies Abbotsford Road

Darnick, Melrose, TD6 9AQ

- Detached Family Home
- 5 Bedrooms
- 2 Bathrooms
- Mature Private Gardens
- Close to Borders General Hospital and Train Station
- Sought-After Village Location
- 4 Public Rooms
- Private Parking
- Excellent Local Schooling
- Commutable to Edinburgh

We are delighted to offer this exceptional stone-built family home set at the heart of the highly sought after village of Darnick, just a short distance from Melrose. The property offers extensive accommodation full of character, with private parking and a mature, enclosed garden.

The many amenities of Melrose are just a walk or short drive 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.

## Ground Floor

Entrance Porch - Hall - Kitchen - Dining Room - Drawing Room - Living room - Snug - Utility - Shower Room - WC

## First Floor

3 Double Bedrooms - Family Bathroom

## Second Floor

2 Double Bedrooms - WC

Enclosed private garden, Private Parking

Offers over £595,000



## Internally

The property is immaculately presented throughout, with a wonderful blend of period features twinned with modern fixtures and fittings. The three reception rooms to the front of the property suit a range of purposes, with the elegant drawing room for entertaining, to the cosy snug for family nights in. All five bedrooms are comfortable doubles, and are served by two modern bathrooms.

## Kitchen

The kitchen has a vaulted ceiling with large windows which flood the room with light, and is fitted with a range wall and base cabinetry with granite worktops and a Belfast sink with mixer tap. There is an electric Rangemaster cooker, and integrated fridge, freezer and dishwasher. There is ample space for a breakfast table, and doors out to the rear courtyard seating area.

## Bathrooms

The bathroom is fitted with a 4-piece suite including WC, vanity wash hand basin, rolltop bath and separate shower cubicle with coloured tiling modern shower panels.

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





### Externally

The property benefits from mature private gardens to the front and rear of the property. To the front is a small lawned area with mature hedging, while to the rear is a spacious lawn with established planting and 2 storage sheds. A courtyard seating area with gas fire pit provides a wonderful entertaining space. There is a private parking space to the side of the property.

### Location

The property occupies a prominent 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

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 F

### Viewings

Strictly by appointment via James Agent.

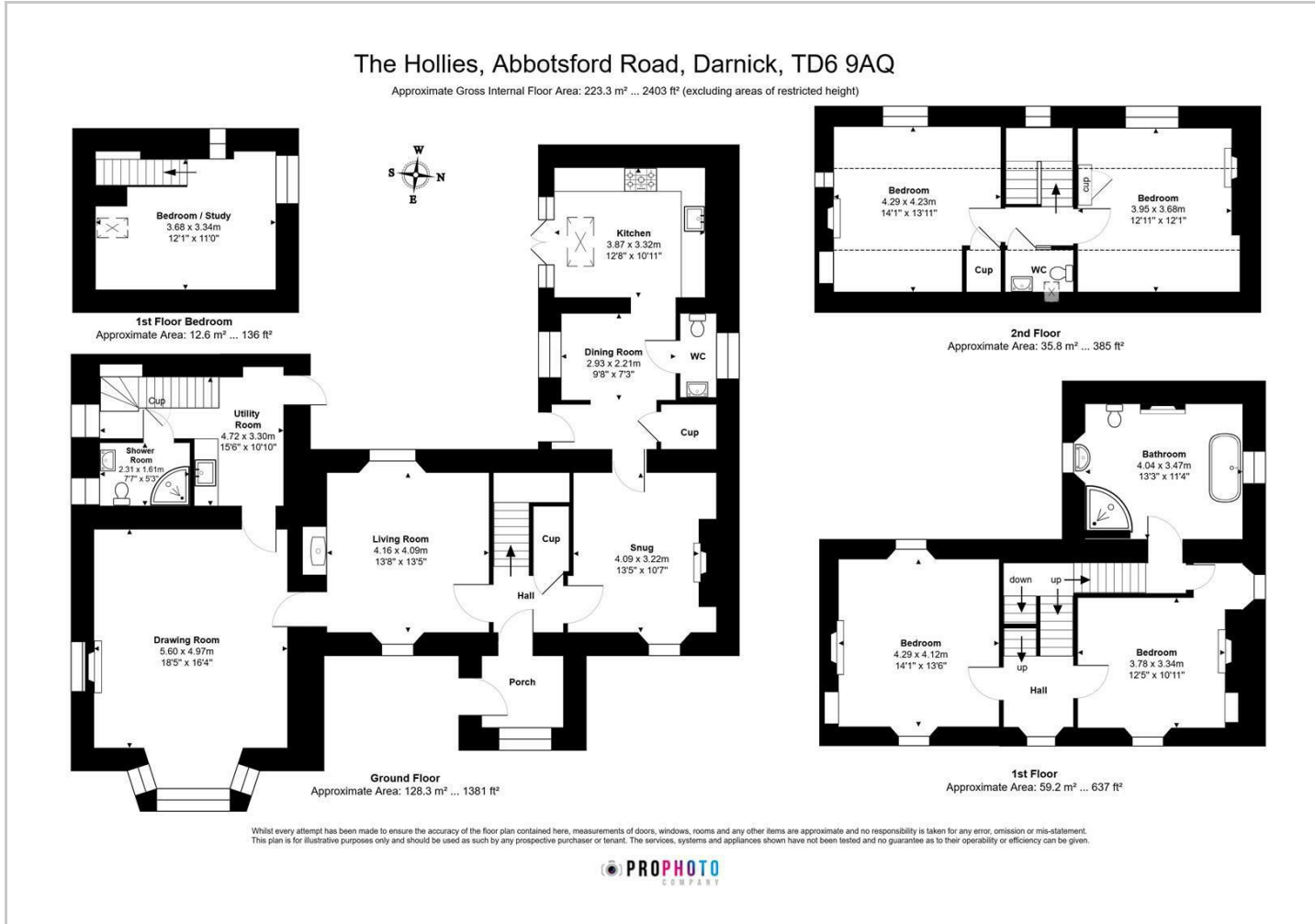
### Home Report

### Offers





## Floor Plans



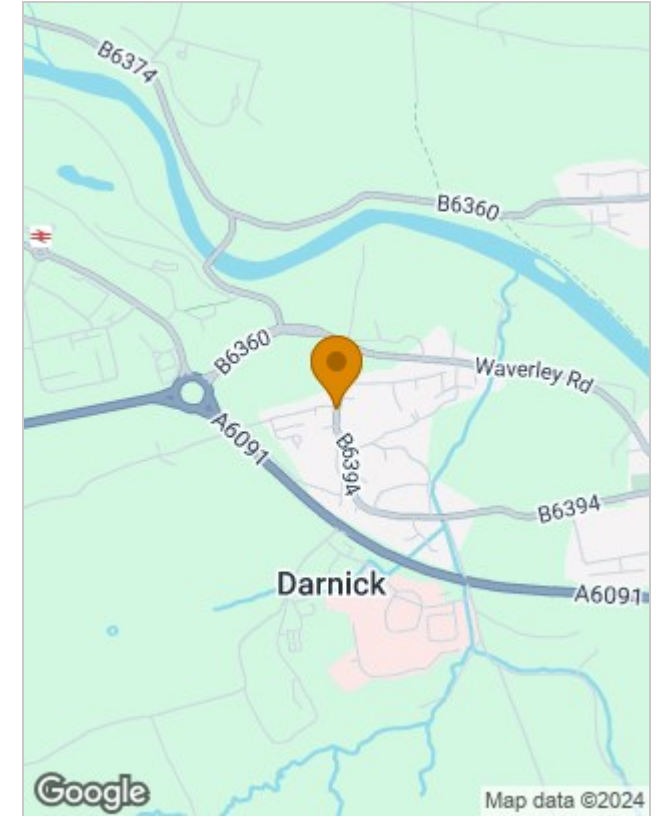
## Viewing

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

