



Orchard Cottage Fishers Lane, Melrose, TD6 9AS

Offers over £460,000





Orchard Cottage Fishers Lane Darnick, TD6 9AS

- Detached Modern Home
- Wonderful Views
- Private Parking
- Commutable to Edinburgh
- Sought-After Village Location
- Easily Maintained Garden
- Close to Borders General Hospital and Train Station
- Currently as a Successful Holiday Let (Instagram @scottishholidaycottage)

We are delighted to offer this exceptional individually designed 2/3 bedroom property set at the heart of the highly sought after village of Darnick, just a short distance from Melrose. The property has been run as a successful holiday let and is finished to an exceptional standard throughout, and benefits from private parking, an easily maintained garden and wonderful views to the Eildon Hills.

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.

Entrance Hall – Open Plan Kitchen/Living Room – Sun Room/Bedroom 3 – Utility – 2 Double Bedrooms – 2 Shower Rooms

Enclosed private garden, Private Parking



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Internally

The property is immaculately presented throughout, centred around a wonderful bright open plan kitchen/living room with a vaulted ceiling, flooded with natural light and with direct access to the garden. There is an adjoining sun room which could serve as a third bedroom if required. Both bedrooms are comfortable doubles with built in storage, and are well-served by 2 modern shower rooms.

Kitchen

The kitchen is fitted with a range of black high gloss wall and base cabinetry with laminated worktops incorporating a breakfast bar and stainless steel sink with mixer tap. Integrated appliances include electric oven, hob and stainless steel extractor hood, dishwasher and fridge freezer, while the adjacent utility has spaces for a washing machine and tumble dryer.

Bathrooms

Both shower rooms are fitted with a 3-piece suite including WC, vanity sink unit and walk-in mixer shower.



Externally

The property benefits from private, easily maintained gardens with an attractive decking area as well as areas of lawn, gravel and paving, and bound by stone walls and timber fencing. There is a private gravel parking area to the side of the property.

Location

The property is discreetly located 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 Earlstoun 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.

Rateable Value

The property currently has a Rateable Value of £2,600 effective from 1st April 2023

Viewings

Strictly by appointment via James Agent.

Home Report

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

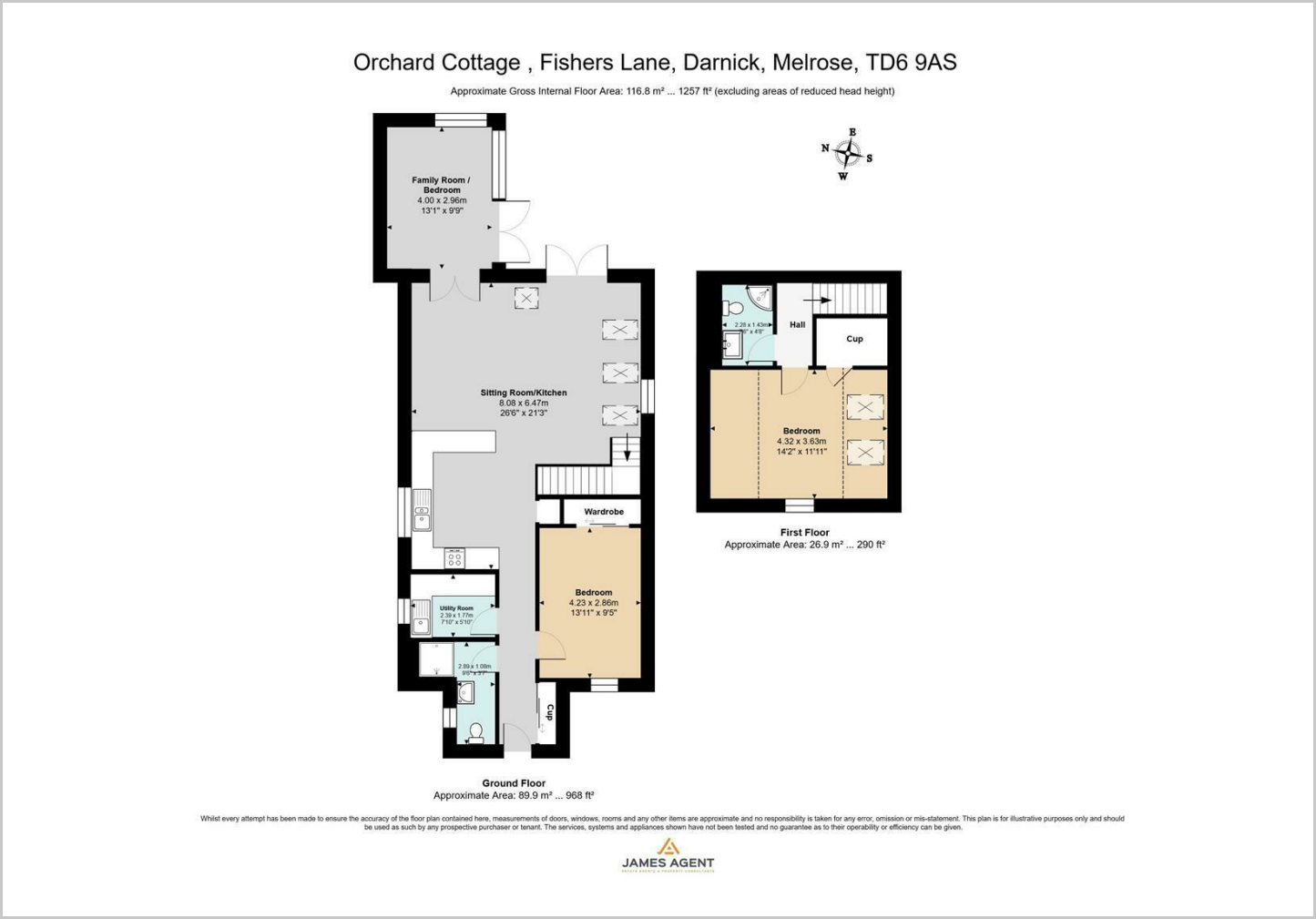
Offers

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



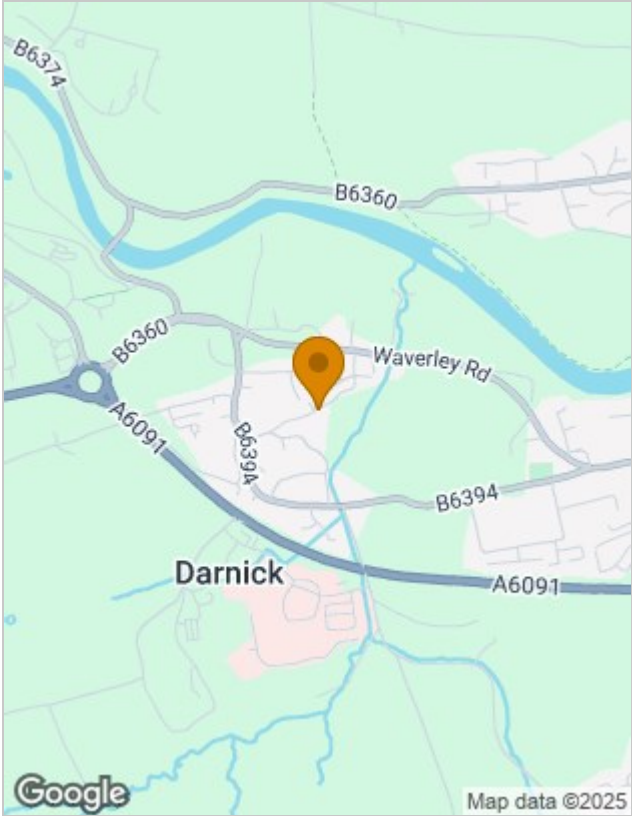
Viewing

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

