



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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10 Fairways, Melrose, TD6 9HL

Guide price £400,000



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# 10 Fairways, Melrose, TD6 9HL

- 4 Bedroom Detached House
- Modern Family Kitchen
- Garage & Parking
- Fantastic Views
- Gas Central Heating
- Immaculately Presented
- Wood Burning Stove
- Easily Maintained Gardens
- Sought-After Location
- Modern Double Glazing

10 Fairways is beautifully presented modern detached home in a sought-after residential area on the outskirts of Melrose. Enjoying an elevated position with peaceful views over the surrounding countryside. This immaculate four-bedroom family home offers spacious, light-filled accommodation over two levels. The property further benefits from spacious landscaped gardens with a beautiful sun terrace, driveway and attached garage.

## ACCOMMODATION

- ENTRANCE HALLWAY - CLOAKROOM - LOUNGE - FAMILY KITCHEN - UTILITY ROOM - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - THREE BEDROOMS -



Guide price £400,000



### Internally

The ground floor features a welcoming entrance hallway with WC, a generous dual-aspect lounge with feature fireplace and French doors opening to the garden, and a superb open-plan dining kitchen that connects to a useful utility room and integrated garage. Upstairs, a spacious landing leads to four well-proportioned bedrooms – three with built-in wardrobes and a stylish family bathroom. The principal bedroom also enjoys open views and ample natural light.

### Kitchen

The family kitchen is a standout feature of this beautiful home, recently upgraded with sleek gloss cabinetry with laminated worktops incorporating and a composite sink with mixer tap. Integrated appliances include an electric double oven, ceramic hob, dishwasher, fridge and freezer. There's ample space for dining and a casual seating area, making it the heart of the home – perfect for family meals or entertaining.

### Bathroom Facilities

Family Bathroom

The family bathroom is fitted with a 3-piece suite including WC, pedestal basin and paneled bath with tiled splashbacks.

En-suite

The principal en-suite is fitted with a 3-piece suite including vanity sink with storage, WC and shower enclosure with mixer showering tiled splashbacks.

The home also features a handy downstairs WC with modern vanity unit and heated towel rail.



### Externally

The garden is beautifully arranged to complement the home's modern style and tranquil setting. To the front, a neatly maintained lawn is bordered by decorative fencing, with a private driveway providing off-street parking and direct access to the attached garage.

To the rear, the standout feature is a magnificent elevated sun terrace, finished with high-quality outdoor tiling and contemporary metal and glass balustrade. This stylish space captures the sun for most of the day, offering the perfect spot to relax, entertain, or simply unwind while enjoying open views over the surrounding countryside.

### Services

All mains services. gas central heating and double glazing.

### Council Tax Band

Council Tax Band E.

### Location

Regarded by many as one of the most desirable Border Towns, which was 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 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 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.

### 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.

### 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.

### Outbuildings

The property benefits from an attached garage to the front of the property accessed via a metal up-and-over door to the front and a timber door to the side. The garage benefits from mains power & lighting and currently houses the boiler.









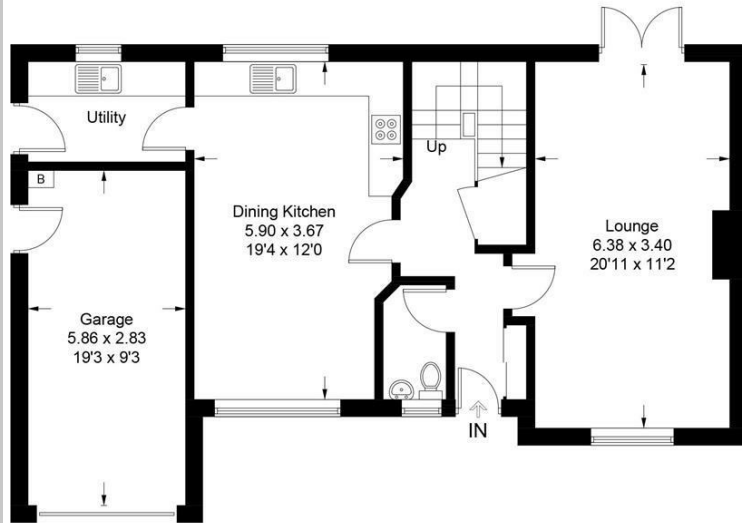
## Floor Plans

**10 Fairways, Melrose, TD6 9HL**

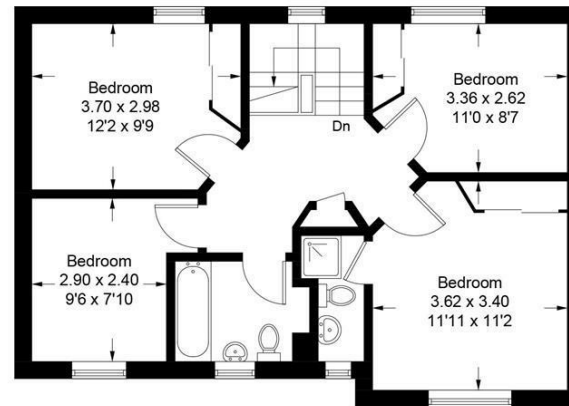
Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 135.5 sq m / 1458 sq ft



### Ground Floor



### First Floor

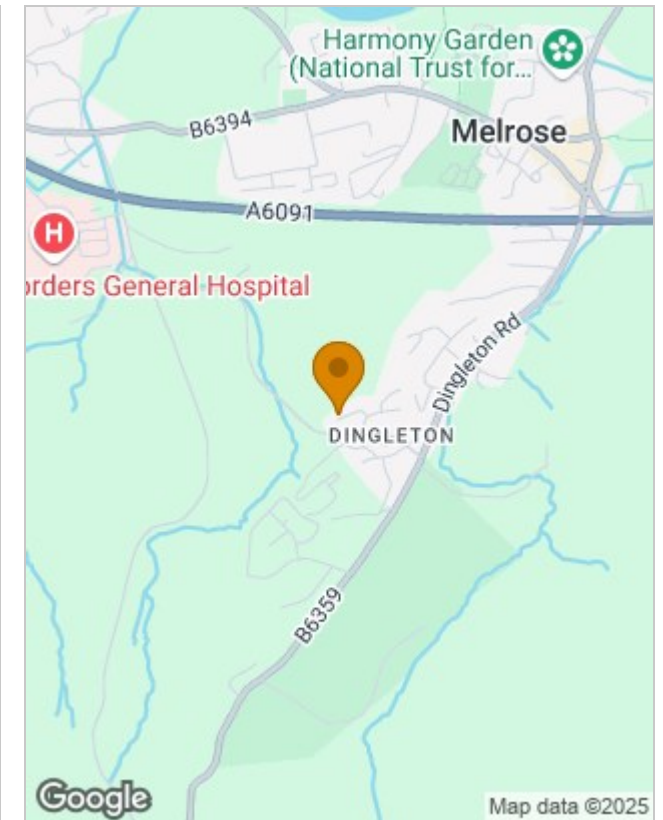
Illustration for identification purposes only, measurements are approximate.

## Viewing

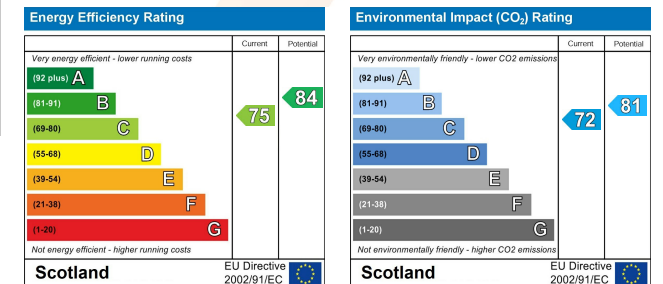
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



### Energy Performance Graph



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