



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Ellerslie Dingleton Road, Melrose, TD6 9QP

Offers over £595,000





Ellerslie, Dingleton Road Melrose, TD6 9QP

- Substantial Detached Family Home
- Close to Town Centre
- Driveway and Garage
- Excellent Local Amenities
- Excellent Local Schooling
- Rarely Available Location
- Enclosed Private Garden
- Wonderful Views
- Close to Tweedbank Railway Station and Borders General Hospital
- Fibre Broadband

We are delighted to offer this handsome stone-built family home occupying an enviable position close to the centre of the highly sought after town of Melrose. The property offers free-flowing accommodation over two floors, with fantastic period detail and wonderful views to the Eildon Hills.

The many amenities of Melrose are just a short walk 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

Porch - Hall - Kitchen - Sitting Room - Dining Room - Sun room - Utility - WC -

First Floor

4 Bedrooms (Principal Ensuite) - Family Bathroom -

Detached Garage



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Internally

Dating from 1899, Ellerslie offers generous, versatile accommodation over two floors, and benefits from double glazing as well as fantastic period details including ornate plasterwork and attractive fireplaces. The ground floor boasts two elegant reception rooms to the front, as well as the kitchen and sun room which easily houses a dining table. Upstairs there is a suite of 4 bedrooms, with the Principal Bedroom benefitting from an ensuite shower room, while the other bedrooms are served by the family bathroom.

Kitchen

The Kitchen is fitted with a range of wall and base units with granite worktops incorporating an undermount sink with mixer tap. There is an integrated dishwasher and range cooker with extractor hood, and space for a large fridge/freezer. The Kitchen further benefits from an adjoining Utility Room and WC.

Bathrooms

The ensuite is fitted with a 3-piece suite comprising wc, pedestal wash hand basin and walk-in shower cubicle with electric shower.

The Family Bathroom is fitted with a roll top bath with mixer shower over, vanity wash hand basin and wc.

The downstairs WC is fitted with a wc and wash hand basin.



Externally

The private, mature gardens are primarily laid to lawn, with decking and patio seating areas, creating a wonderful space for entertaining.

Garage

There is a detached garage and driveway to the side of the property.

Location

Ellerslie occupies an enviable location within the highly sought-after Melrose. Regarded by many as one of the most desirable Border Towns, which took the title of "Best Place to Live in Scotland 2018" by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels, as well as Parish, Episcopal and Catholic Churches. 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 Earlston High School, 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.

Fixtures & Fittings

All fitted carpets, blinds, light fittings and integrated appliances are to be included within the sale.

Services

Mains Water, Gas, Electricity and Drainage. Fibre Broadband

Council Tax

Council Tax Band G

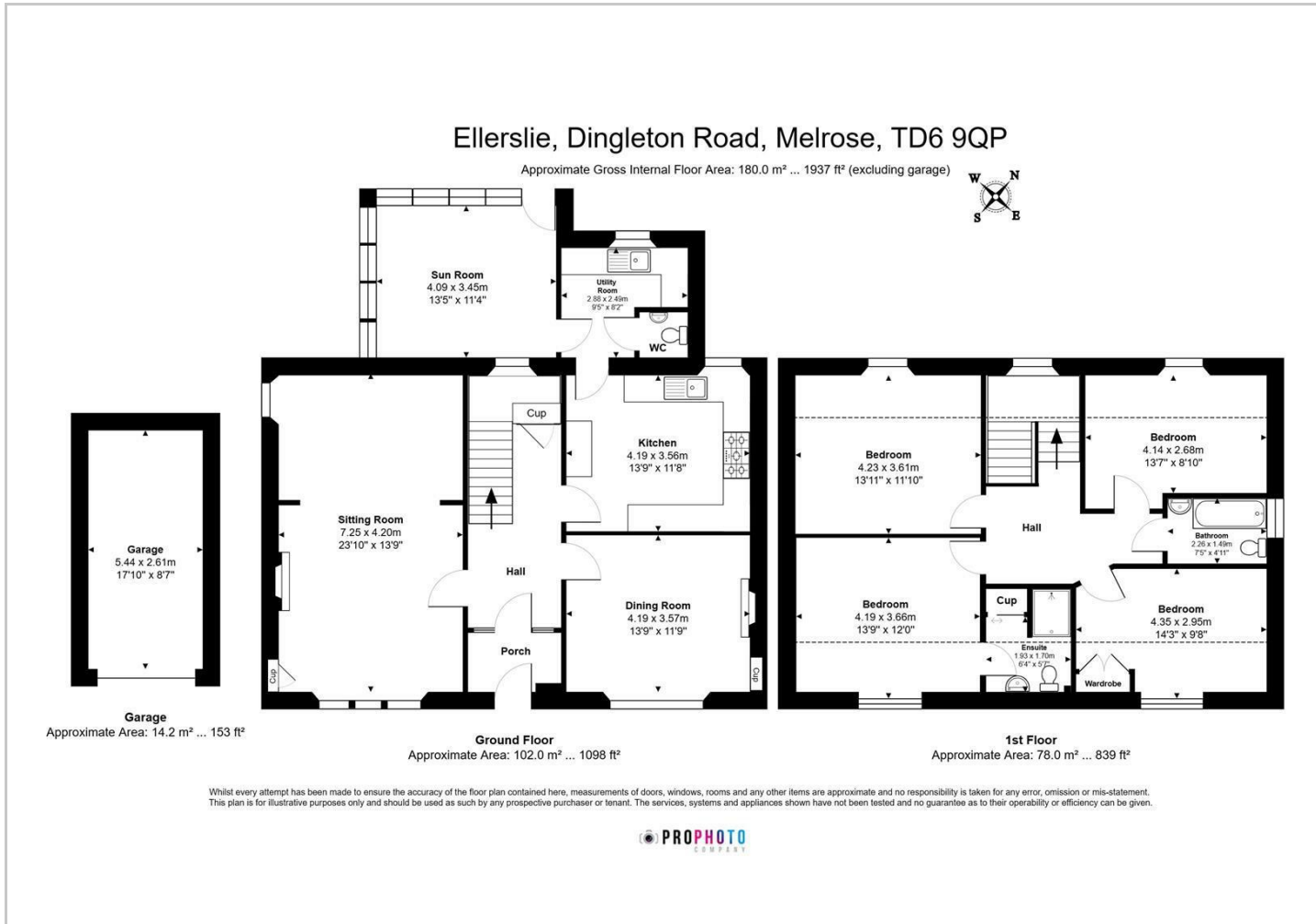
Viewings

Strictly by appointment via James Agent.

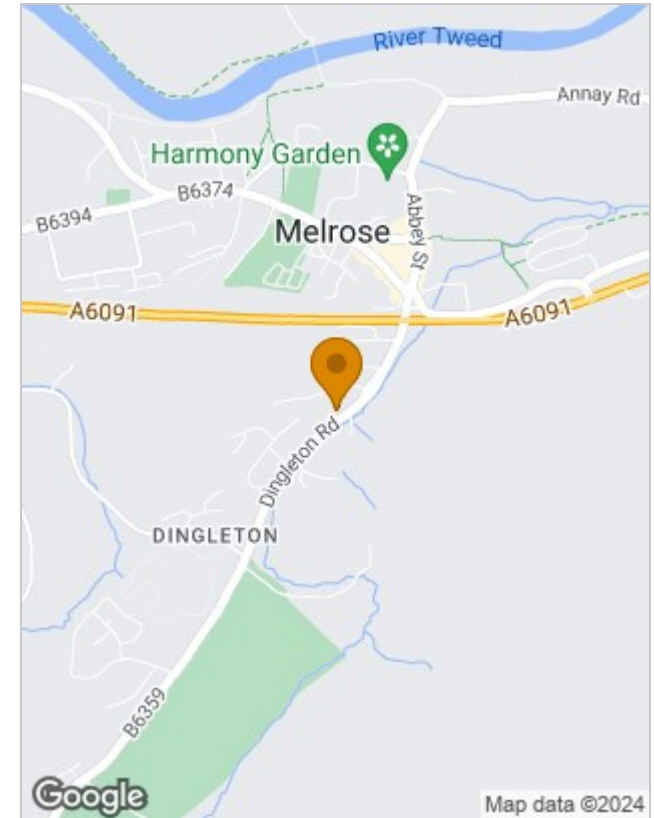




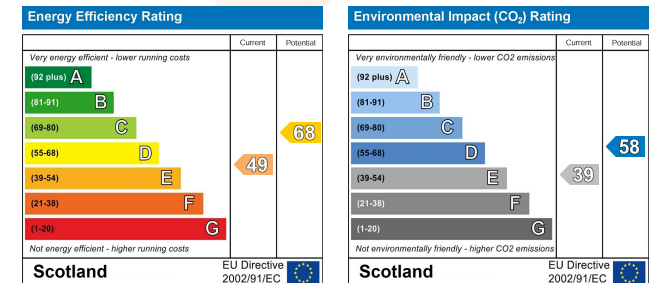
Floor Plans



Location Map



Energy Performance Graph



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.

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