



# KIRKLANDS HOUSE

Melrose, Melrose, Scottish Borders TD6 9DL



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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An elegant detached Georgian country house for sale, high above the River Tweed and Leader Water, set amidst fabulous Scottish Borders Countryside close to Melrose, with great views, privacy and within commuting distance of Edinburgh by road or rail.



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PROPERTY • ESTATES • LAND

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4QL

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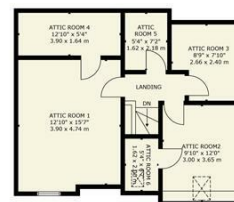




GROUND FLOOR



FIRST FLOOR

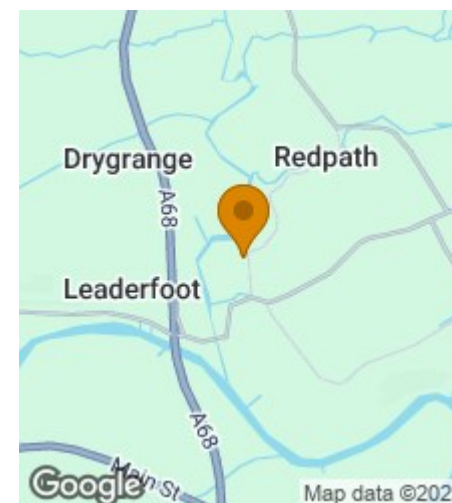


SECOND FLOOR

KIRKLANDS HOUSE

KIRKLANDS HOUSE, MELROSE TD6 9DL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN BUILDING 5635 SQ FT / 524 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		
		EU Directive 2002/91/EC



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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.