

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Pendstead, High Street, Melrose

TD6 9PB

**Offers Over £590,000**



The Pendstead is a true hidden gem, situated in a highly private location just off Melrose High Street, offering easy access to the excellent shops, restaurants and amenities on offer within the town. Conveniently, it is a short distance from the Borders Railway link at Tweedbank and a quick drive to major regional employers such as Scottish Borders Council and Borders General Hospital. This substantial and distinctive property features a wealth of attractive and additional elements, including flexible and versatile accommodation on the first and second floors, a large workshop, sunroom, and pend on the ground floor, as well as a generous garden and a driveway with parking for several cars. Viewing this stunning property is essential to fully appreciate all it has to offer.



# The Pendstead, High Street, Melrose

TD6 9PB

Offers Over £590,000

Hallway  
Lounge  
Kitchen/Dining Room  
Study  
Pantry/Utility  
Bathroom  
Four Bedrooms  
Store Room  
Shower Room

Oil Fired Central Heating  
Double Glazing

Large Garden  
Drive  
Workshop  
Garden Room  
Pend



### Location

The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The light fittings in the hall and lounge are specifically excluded from the sale and will be replaced prior to settlement.

### Services

Mains drainage, water and electricity. Oil fired central heating, double glazing.

### EPC

F

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 822796**

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**The Pendstead, High Street, Melrose**

Approximate Gross Internal Area  
204.9 sq m / 2206 sq ft

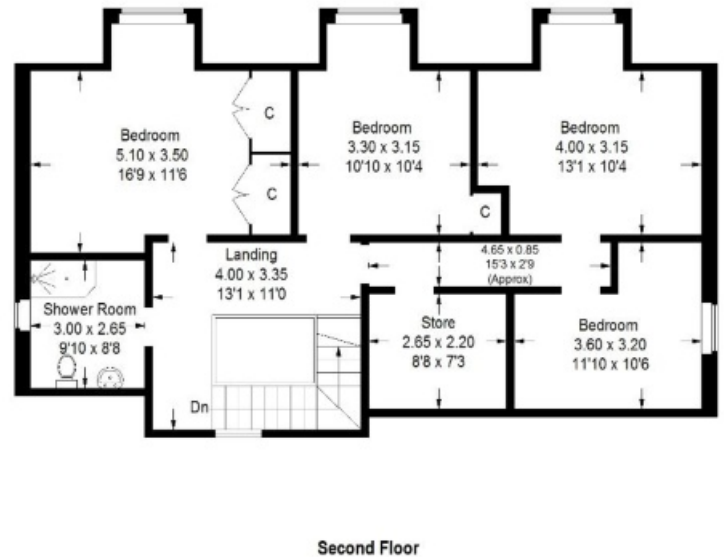
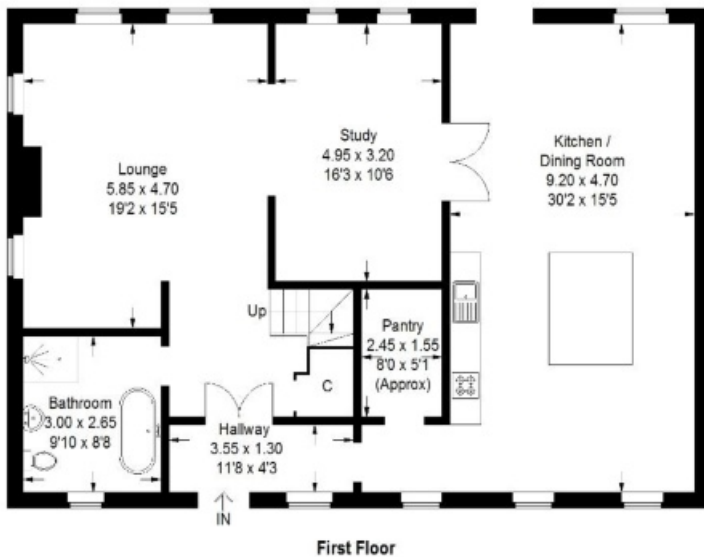


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078457)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.