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SOLICITORS & ESTATE AGENTS



6 ABBOTSFORD GROVE

DARNICK, MELROSE TD6 9AE



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WELCOME TO

6 ABBOTSFORD GROVE

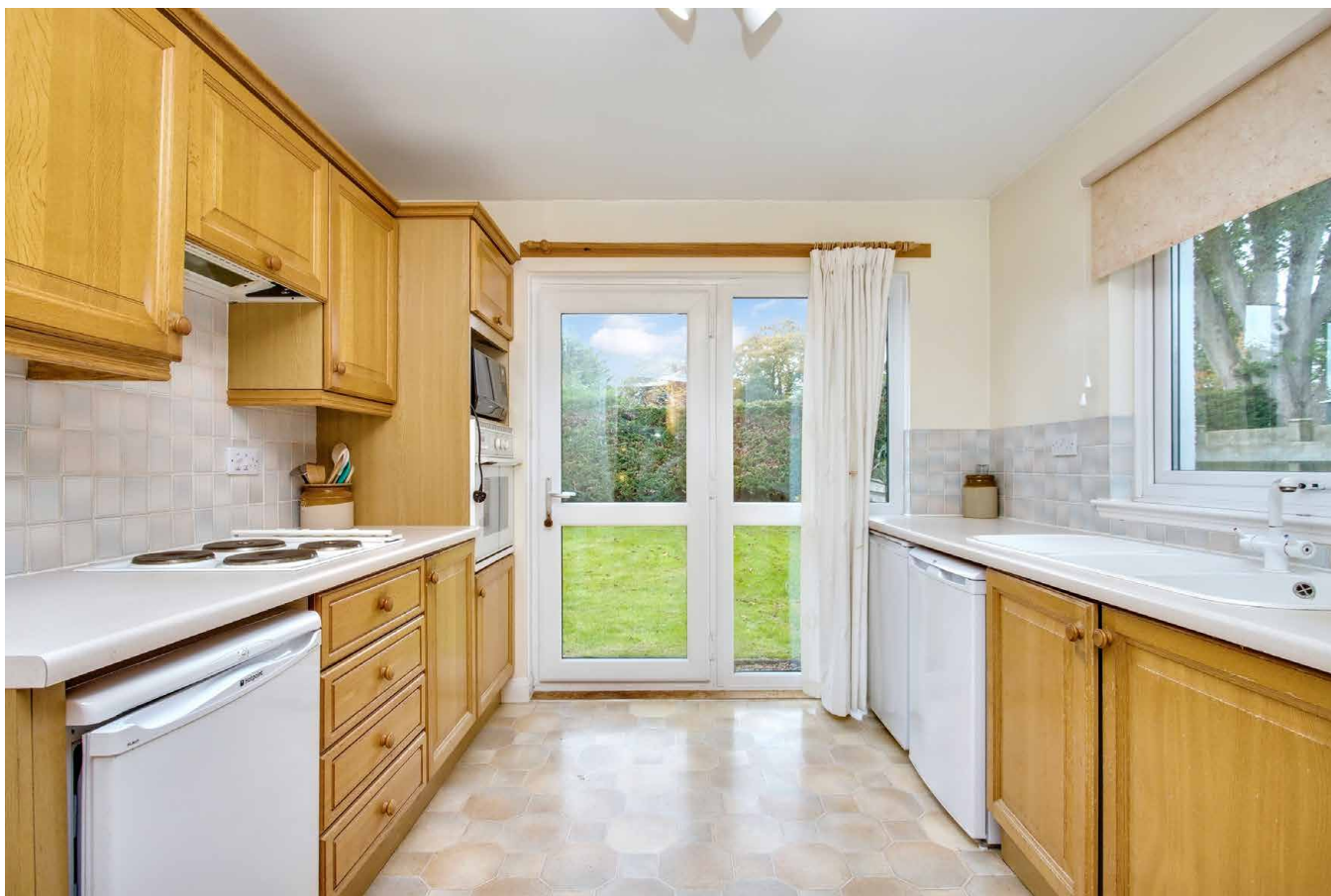
This three-bedroom detached house is a beautiful residence that is finished with neutral decoration throughout. It features an expansive reception area, a well-appointed kitchen, and a three-piece bathroom, as well as generous storage to keep the interiors tidy. In addition, it comes with private parking and a family-friendly garden as well. Set at the end of a peaceful cul-de-sac and complete with impressive country views, the home offers a picturesque lifestyle in Darnick, Melrose – perfect for those seeking a relaxed pace of life close to stunning scenery.



THE HIGHLIGHTS

- A spacious detached house in Darnick, Melrose
- Beautifully presented with neutral interiors
- Peaceful cul-de-sac setting with spectacular views
- Private front driveway and attached garage
- Large rear garden that is fully enclosed
- Large, dual-aspect living and dining room
- Well-appointed, dual-aspect kitchen
- Three bedrooms with built-in wardrobes/storage
- Bright 3pc bathroom with an overhead shower
- Gas central heating and double glazing





TAKE A LOOK AROUND

An entrance porch and hall welcome you into the home, providing a lovely first impression and built-in storage. On the left is the large living and dining room, which spans the entire depth of the property. Dual-aspect windows ensure a cascade of daily light, whilst the neutral décor further elevates the airy ambience. A handsome focal-point fireplace frames the lounge area, leaving plenty of room for a table and chairs as well. Next door, the kitchen has a galley-style arrangement, fitted with wood-toned cabinets at base and wall level, alongside complementary worktops and splashback tiles. The kitchen comes with all the appliances included (no guarantees provided).

HEAD ON UP

Upstairs, the three bedrooms are lightly decorated and laid with soft carpets. The principal and second bedrooms are large doubles with built-in wardrobes, whereas the third bedroom is a versatile space equipped with a store cupboard. Bedrooms two and three also boast spectacular country and hillside views – an inspiring backdrop to wake up to. A bright three-piece bathroom (with an overhead shower) finishes the property. Gas central heating and double glazing ensure year-round comfort.



TOUR THE GROUNDS

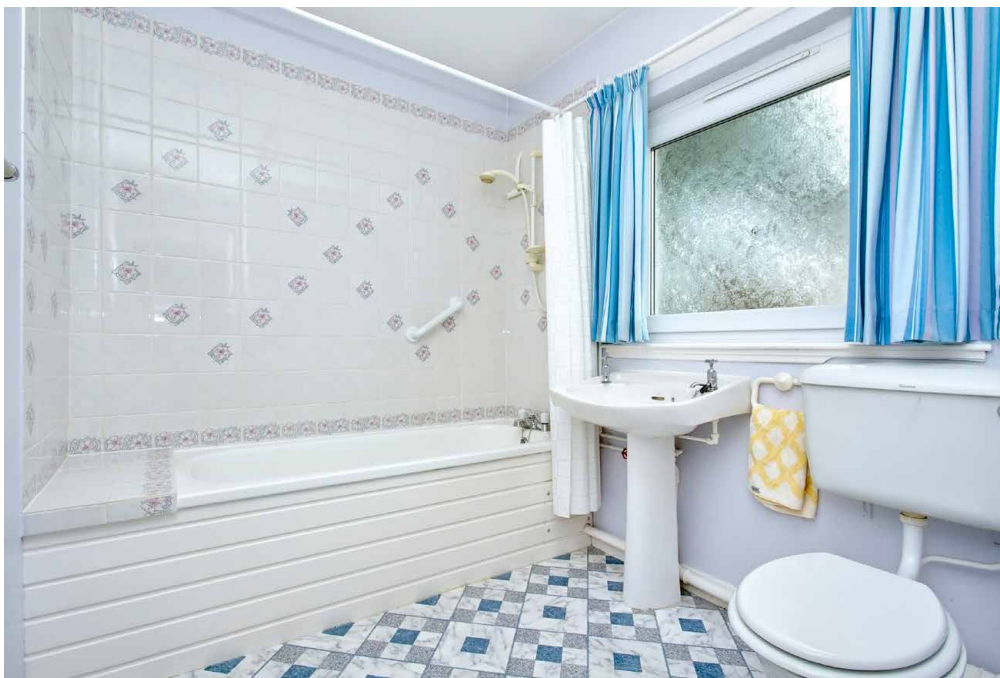
The home has a lovely front garden that adds to the property's kerb appeal and it has a large rear garden that is fully enclosed and with a suntrap aspect. Laid with a sweeping lawn and framed by plant beds, the rear garden is perfect for families. A front driveway and attached garage (with garden access) provide private parking for two cars.





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A LARGE REAR GARDEN THAT
IS FULLY ENCLOSED AND
WITH A SUNTRAP ASPECT





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6 Abbotsford Grove

THE DETAILS

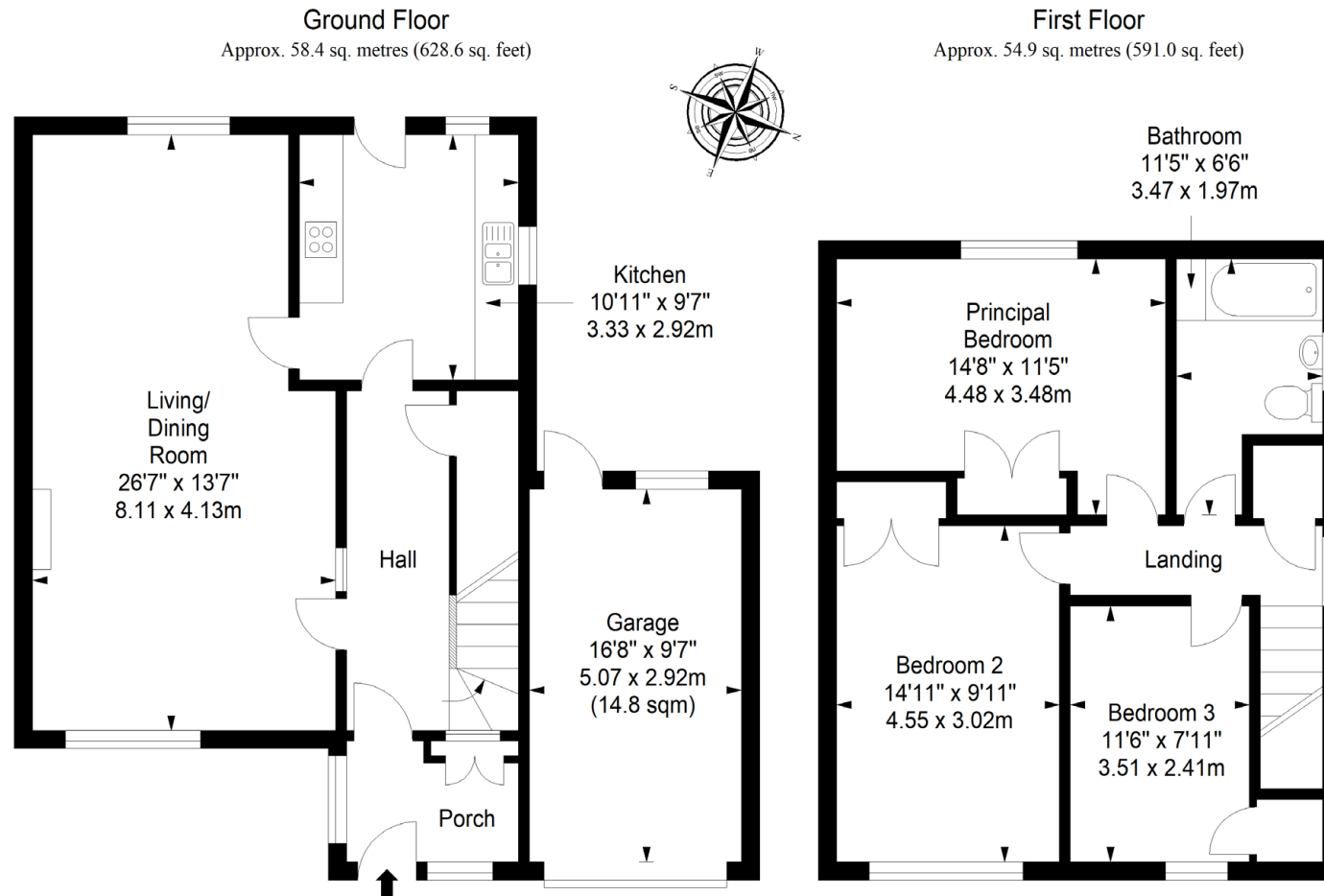
All fitted floor and window coverings, light fittings, and kitchen appliances to be included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

TELL US ABOUT

MELROSE

Melrose is a charming country town, nestled in the Tweed Valley and overlooked by the three peaks of the Eildon Hills. The magnificent ruins of Melrose Abbey, where the heart of Robert the Bruce is said to rest, are a joy to explore, alongside idyllic gardens managed by the National Trust for Scotland. Locals and tourists can enjoy a delightful array of independent shops lining the high street, in addition to essential shopping with small supermarkets, a deli, a greengrocer, bakeries, a butcher, and a pharmacy. There is also a public library and a delightful selection of restaurants, takeaways, quaint cafés, and cosy pubs for refreshment after shopping and sightseeing. Melrose boasts a wonderful community atmosphere, enhanced by an exciting calendar of festivals and events. Highlights each year include the Borders Book Festival, the Pipe Band Championships, and the international Melrose Sevens, the town's biggest sporting event, as the birthplace of Rugby Sevens. While rugby union is particularly popular, golfers and cricketers can also find local clubs, and the stunning ancient landscape surrounding the town is a haven for pursuits such as hiking, hill running (marked by an annual race), and fishing along the River Tweed. In terms of education, Melrose offers independent schooling and state education at nursery and primary levels. A high school option is available in Earlston, while further education can be pursued at Borders College in Galashiels—both are just a 10-minute drive away. The town is well-connected, with a regular bus timetable, and Edinburgh is reachable in an hour by car or train from nearby Tweedbank.

FLOORPLAN



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)

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