



**Broombank is a charming and well-presented three/four-bedroom stone-built detached house situated in the popular village of Gattonside, which lies just across the River Tweed from the popular Borders town of Melrose, which was voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times.**

**Dating from the early 1800's the property occupies an enviable position in the village with superb views to the Eildon Hills, and would make the most perfect family home in a most desirable residential area. Gattonside is based in a highly accessible area with the A68 only a short distance away and is approximately one and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh. As well as sitting in a strong primary and secondary school catchment, the Borders General Hospital also lies on the outskirts of Melrose.**

**Internally, the property, which sits over two levels, comprises three main bedrooms, a bathroom, a nursery/study (off the principal bedroom), a sitting room, a dining room, a breakfasting kitchen, a family room/bedroom four, a wet room and a separate wc. Offering flexible living throughout, there is also good storage, whilst also benefitting from double glazing, and electric heating.**

**Externally, there is on-street parking readily available, and a pedestrian path leading to the entrance gate. An attractive garden sits to the front with a small lawn, hedging and a paved path leading up the side to the extensive garden at the rear. Mainly laid to lawn with well stocked borders and flower beds, there is hedging to all sides offering an excellent degree of privacy, with various places to sit out and enjoy the sunshine. With two sheds, with one providing workshop space, there is also a summer house with views over the garden, which also contains a well that is a particular feature of this fabulous property.**

**Only a relatively short walk into Melrose via The Chain Bridge over the River Tweed, Edinburgh and Newcastle are easily accessible via the A68, and most Border towns are readily available from this central location, with the aforementioned Borders Railway nearby.**

**Edinburgh 38.5 miles. Melrose 2.5 miles. Galashiels 4 miles. Tweedbank 1.5 miles**

**(All distances are approximate)**

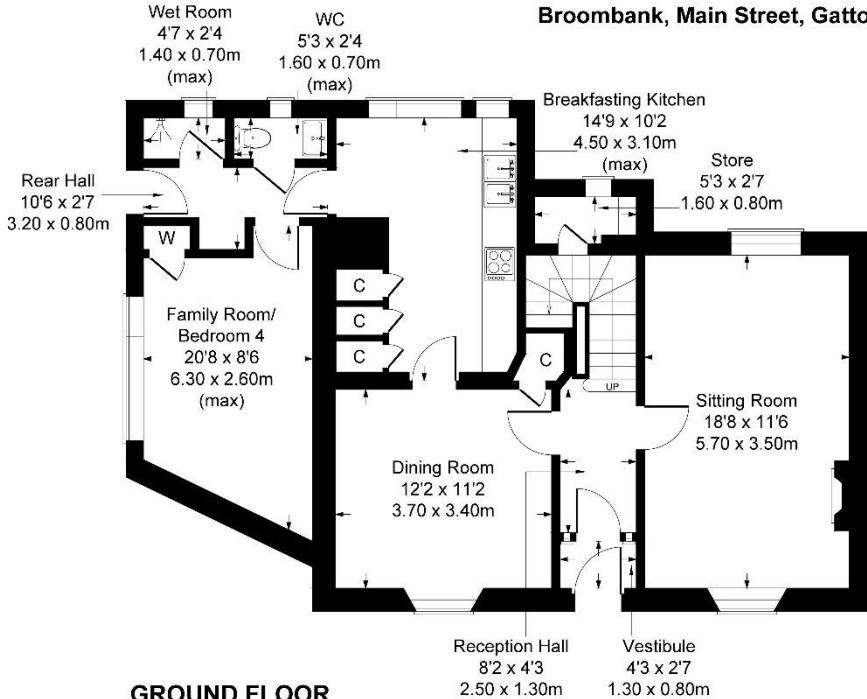
#### **Location:**

Broombank sits in the desirable village of Gattonside which lies a short distance across the River Tweed from the attractive Borders town of Melrose, regarded by many as the most picturesque of the Borders towns and was voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times. Melrose is situated between the Eildon Hills and River Tweed. There are two highly acclaimed restaurants and a lively village hall within Gattonside itself. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a greengrocer, a fishmonger, two butchers, antique and interiors shops, small supermarkets, a large selection of coffee shops, restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

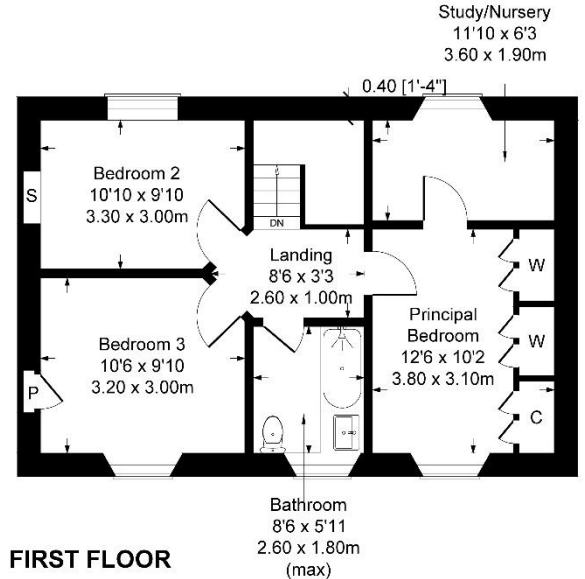
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway that runs from Tweedbank to Edinburgh, with the station approximately one and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



**Broombank, Main Street, Gattonside, Melrose TD6 9NQ**



**GROUND FLOOR**



**FIRST FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2023



### Directions:

For those with satellite navigation the postcode for the property is: TD6 9NQ  
Coming from Edinburgh follow the A68 South for Newcastle. Two miles beyond Earlston there is a turn-off signposted Scott's View and Gattonside (B6360). Turn left here and follow the road down the hill to the T-junction. Turn right at the junction (B6360) and follow the road for approximately three miles until you reach Gattonside. As you enter the outskirts of the village proceed past the turn off for Monkswood, and as you proceed downhill, you will see Broombank on your right, above the pedestrian crossing. A pedestrian path leads up to the property.  
Coming from Galashiels take the B6374 out of Galashiels and continue on this road to Melrose. Before reaching the Lowood Bridge, take a left turn and follow the road through Gattonside. On passing The Loan on your left, you will reach Broombank on your left-hand side with pedestrian path leading up to the front gate.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: F

#### EPC Rating:

Current EPC: G11

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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