



13 The Orchard is a bright and well-presented three-bedroom end of terrace house situated the heart of Newstead, which lies on the fringes of the much sought-after Borders town of Melrose.

A charming home, in an excellent location it is only two and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh. In a highly accessible area with the A68 only a short distance away, the Borders General Hospital also lies on the outskirts of Melrose.

Internally, the property the lies over two floors and comprises three bedrooms, a bathroom, a sitting room with dining area off, a kitchen and a utility room/wc. With electric heating, which is under floor on the ground floor, and double glazing the property provides a warm and comfortable home. There is also good storage throughout with fitted wardrobes, and a variety of cupboards. Externally, the property benefits from private driveway parking to the front for two cars, and a path leading to the front door. A gate at the side leads to the garden at the rear which has a generous lawn area to the side, and borders with mature shrubs, and a garden shed. A good size patio, accessed from the dining area is a lovely space for more informal entertaining.

Edinburgh and Newcastle are easily accessible via the A68, with most Border towns readily available from this central location, with the aforementioned Borders Railway, close by.

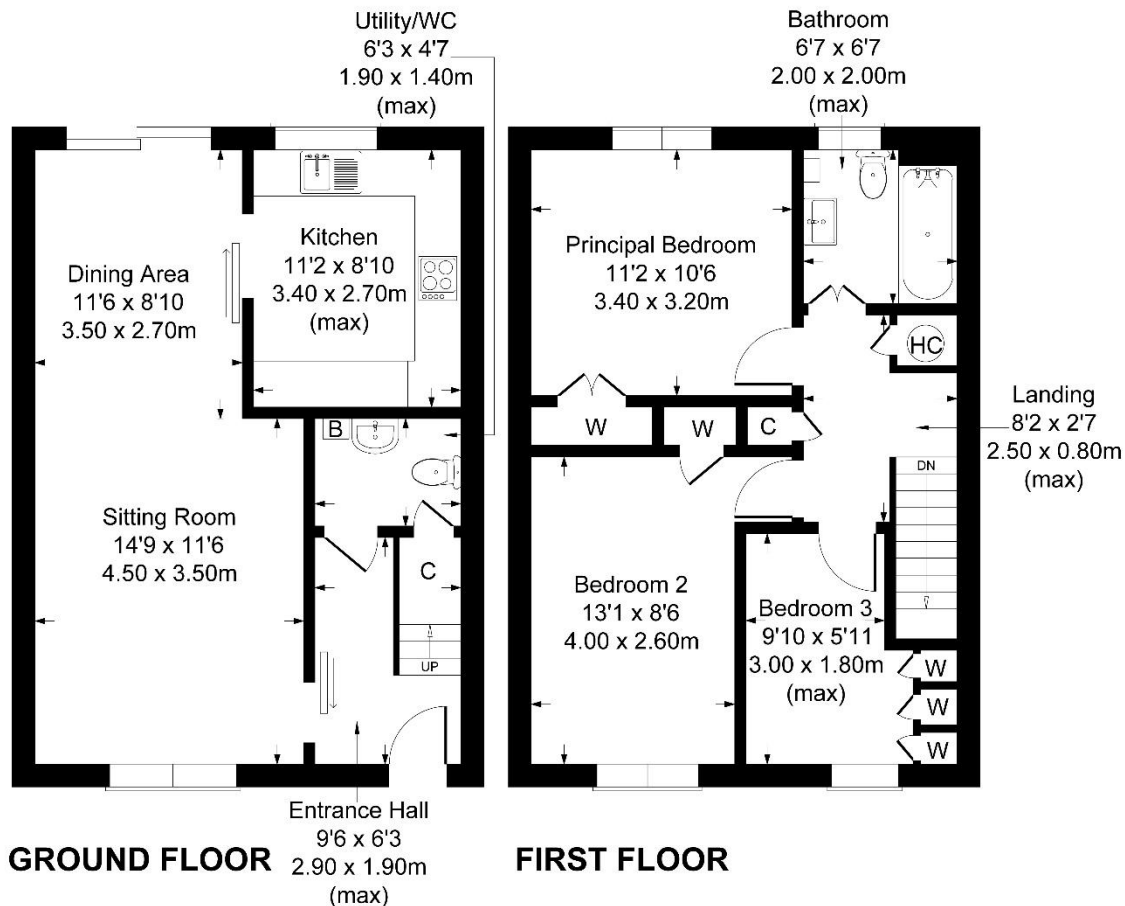
**Edinburgh 39 miles. Melrose 1 mile. Galashiels 6 miles. Tweedbank 2.5 miles
(All distances are approximate)**

Location:

13 The Orchard is situated in Newstead, only a short distance from the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. 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 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 two 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.



13 The Orchard, Newstead, Melrose TD6 9LS



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Directions:

For those with satellite navigation the postcode for the property is: TD6 9LS From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately 1.5 miles and turn right signposted Newstead and follow the road into and through the village. As you get towards the end of the village you will come to The Orchard on your left, turn left and proceed up the street. Number 13 is the last house on the right-hand side.

From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose followed by an immediate right hand turn which will take you down Dean Road towards Newstead. Follow the road all the way down and turn right at the T-junction. Turn first right into The Orchard, bearing left, and proceed up the street. Number 13 is the last house on the right-hand side.

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: D

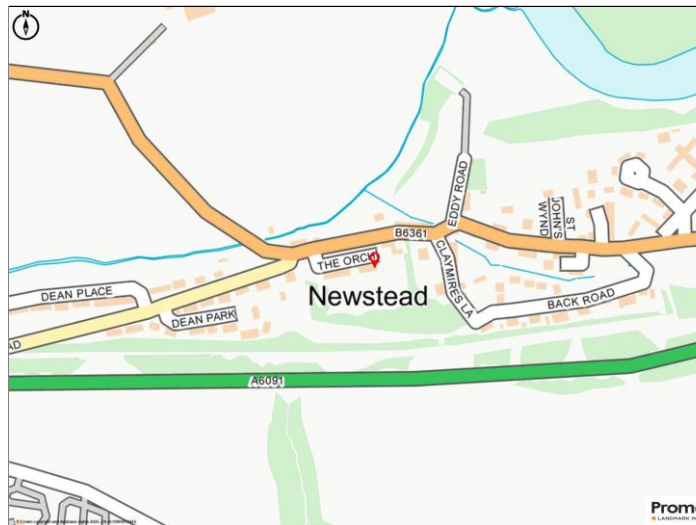
EPC Rating:

Current EPC: F32

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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