



5 Scottsdale is an immaculately presented and spacious five-bedroom detached house, with cleverly designed annexed accommodation, located in the much sought-after Borders town of Melrose. Situated within a popular residential development the property enjoys views across to the Eildon Hills, with access to woodland walks as well as the neighbouring golf course.

Within walking distance of the town centre, and the Borders General Hospital, the property is approximately two and a half miles away from the rail-link at Tweedbank which runs to Edinburgh. The property also sits within a strong primary and secondary school catchment which is a particular bonus.

Internally, the flexible living space, which lies across two levels, comprises five double bedrooms, two ensuite shower rooms, a family bathroom, a sitting room, a family room, a breakfasting kitchen with dining area, a conservatory, an office off the rear hall leading to a play area which could offer an array of uses and is a real bonus, a utility room and a downstairs wc. Beautifully appointed throughout, the property includes a wood burning stove, granite worktops and integrated kitchen appliances plus excellent storage throughout with fitted wardrobes in four of the bedrooms.

There is also CAT 5 cabling to most rooms, double glazing and gas fired central heating providing a warm, and modern family home.

Externally, the house sits in an extensive plot surrounded by garden ground which includes generous lawn to the front with attractive borders, which are well stocked with plants and shrubs. There is also a spacious monobloc driveway offering parking for several cars to the front of the integral double garage. To the rear is a fabulous, enclosed garden with a most attractive backdrop of trees, and a gate leading into the woods offering a selection of walks on your doorstep. Landscaped, with double lawn, borders, raised planters, and a full width patio area plus an additional area in the corner of the garden allows for more informal entertaining. A particular feature is the sunken trampoline in the decking, plus extensive wood store to the side.

The development lies adjacent to the Melrose Golf Club which nestles below the Eildon Hills, and is also conveniently located for commuting with Edinburgh easily accessible via the A68, and most Borders towns readily available from this central location.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 2.5 miles. Peebles 22 miles.

(All distances are approximate)

Location:

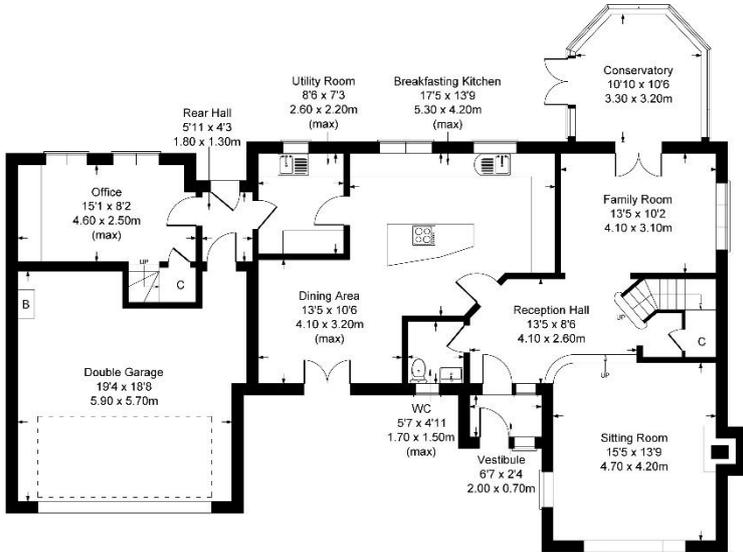
5 Scottsdale is located in an exclusive development of fourteen houses on the Southern fringes of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. With an approximate population of around 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 green grocer, a fishmonger, a butcher, 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 Earlstoun High School which is routinely named one of the best state schools in the region. 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 which runs from Tweedbank to Edinburgh, the station lies 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.

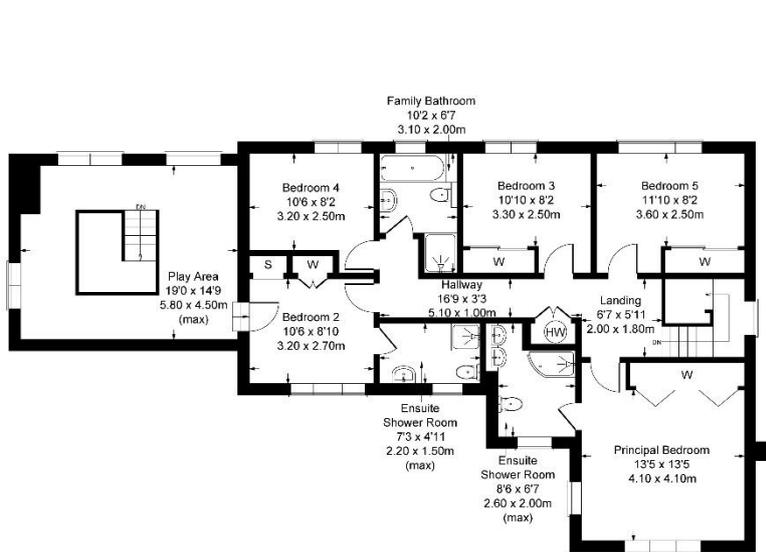
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



5 Scottsdale, Melrose TD6 9QE



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2024



Directions:

For those with satellite navigation the postcode for the property is: TD6 9QE
Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 Signposted Melrose and Galashiels.
Take the turn-off for Melrose and proceed into the Market Square. Turn immediately left and go up Dingleton Road, passing underneath the by-pass.
Continue up Dingleton Road passing the entrance to the golf course on your left. Proceed up the hill and just before leaving Melrose you will see a sign for Scottsdale on your right. Turn in here and follow the road round. Number 5 sits on your left-hand side, five properties in.
From the South, follow the A68 through St. Boswells and turn left at the aforementioned roundabout and follow the instructions from there.

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, gas central heating, telephone and high-speed broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

EPC Rating:

Current EPC: C80

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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