



Lucknow Cottage is a deceptively spacious three-bedroom detached house situated in the desirable Borders town of Melrose. Immaculately presented, with fabulous views of the Eildon Hills, there is generous garden ground to the front and rear whilst benefitting from planning permission to alter the current footprint.

Only a short walk from the Market Square, and two and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh, the house also sits in a strong primary and secondary school catchment, with the Borders General Hospital located on the edge of the town which is particularly convenient.

Internally, the accommodation lies across two levels and comprises three bedrooms, a bathroom, and a fabulous open plan sitting room with dining kitchen. With excellent storage throughout, including the versatile attic the property benefits from gas central heating, and double glazing, making it a lovely home in an excellent location. Planning permission currently exists to alter the accommodation into the large attic space with re-configuration to the first floor, which is a particular feature.

Externally, there is a semi-detached garage with access directly on to Dingleton Road, with on-street parking immediately available to the front of the property. A large lawn with patio area lies to the front with access either into the open plan sitting area or the entrance hall to the side. To the rear is an extensive garden, with stone steps leading up from the house to the charming garden which has been thoughtfully laid out with terraced lawn areas, attractive stone walls, well stocked borders and areas to sit out and enjoy the views, making it an ideal space for informal entertaining. With a vegetable patch at the top, the summer house is also welcome addition to the garden, along with the garden shed providing further external storage.

Edinburgh is easily accessible via the A68, with most Borders towns readily available from this central location, as well as via the aforementioned Borders Railway.

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

(All distances are approximate)

Location:

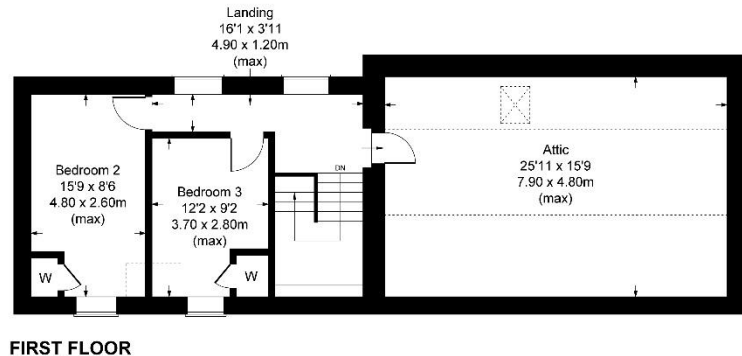
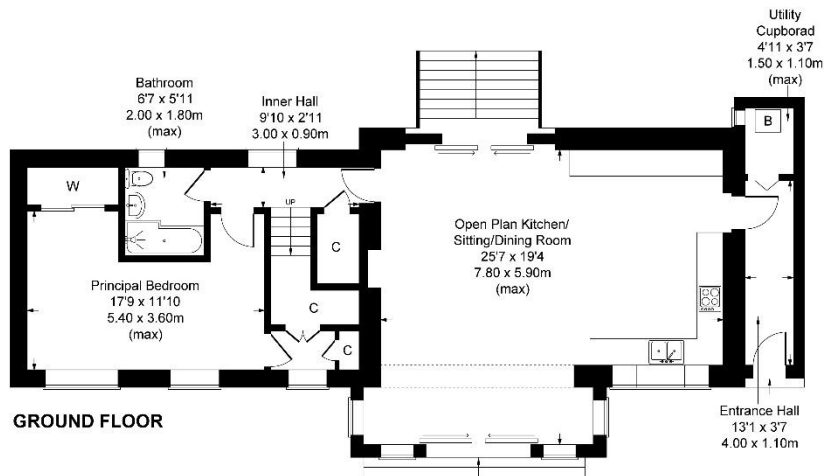
Lucknow Cottage is situated in a popular residential area of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, it is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate 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, a baker, an antique and interiors shop, 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 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.



Lucknow Cottage, Dingleton Road, Melrose TD6 9QP



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Directions:

For those with satellite navigation the postcode for the property is: TD6 9QP
From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately two miles, and turn right signposted Melrose and follow the road into the Market Square, taking the first left turn up Dingleton Road. Pass the entrance to Cherrytrees Nursery on your left and you will come to Lucknow Cottage which is about 75yards up on the right, before Wembley Terrace.

From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose follow the aforementioned directions.

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 broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

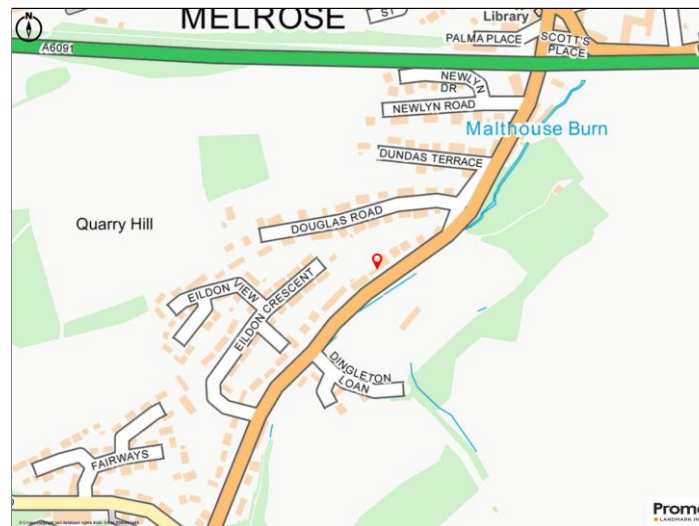
EPC Rating:

Current EPC: C73

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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