

COULTERS®

# LITTLE FORDEL

ABBAY STREET, MELROSE, SCOTTISH BORDERS, TD6 9PX

🛏️ 4 BED

🚿 3 BATH

🚻 1 PUBLIC





## TAKE A LOOK INSIDE

Little Fordel is a charming and rarely available semi-detached house with a large courtyard garden and private parking in a lovely central location within the sought-after market town of Melrose. The house provides spacious accommodation over three floors with well proportioned rooms retaining attractive period detailing. While the property has been well maintained it would now benefit from upgrading. Accommodation comprises in brief:

**Ground floor:** vestibule, reception hall, elegant sitting room with southerly aspect, kitchen/dining room with AGA, WC with utility cupboard, rear hall with external access to steps leading down to courtyard.

**First floor:** master bedroom with en suite bathroom, further double bedroom with en suite shower room.

**Second floor:** Two double attic bedrooms served by a bathroom. There are lovely open views towards the Eildon Hills to the south and open countryside to the north.



## KEY FEATURES



Rarely available semi-detached house in town centre



4 bedrooms and 3 bathrooms



Requires upgrading



Attractive views towards the Eildon Hills



Large courtyard garden and ample off-street parking



Sought after location with good transport links



EPC Rating - E



Council Tax Band - F





## Outside

A private lane off Abbey Street (on the one way system turn right just before Hardies bikes) leads to the rear of Little Fordel where this private off-street parking and a large open courtyard area with high walls to the north and west. There is a useful covered store area with power and steps leading up to the rear door to Little Fordel.

The front entrance is accessed off Abbey Street in a quiet cul-de-sac, where there is a small outside paved seating area.







## LOCAL INFORMATION

Melrose is an attractive and well-connected town situated in the heart of one of the most desirable residential areas in the Scottish Borders, nestled between the River Tweed and the iconic Eildon Hills. Rich in history and character, the town grew around the magnificent Melrose Abbey and was immortalised by Sir Walter Scott, whose nearby home at Abbotsford House remains one of the area's most celebrated landmarks.

The town offers an excellent range of educational facilities, including St Mary's School Melrose and a highly regarded local primary school.

Melrose itself boasts an excellent selection of independent shops, a supermarket, cafés, restaurants and hotels, with Borders General Hospital conveniently close by. A regular train service to Edinburgh runs from nearby Tweedbank Station.

Renowned for its strong community spirit and sporting heritage, the town is home to Melrose Rugby Football Club, host of the internationally famous Melrose Sevens tournament each spring. Residents also enjoy access to tennis courts and a popular golf course.















## THE LOCAL AREA(cont.)

Every June, Melrose welcomes visitors from across the country for the acclaimed Borders Book Festival alongside a variety of cultural events throughout the year. Reflecting its exceptional quality of life, Melrose has repeatedly been recognised by The Sunday Times as one of the best places to live in Scotland.

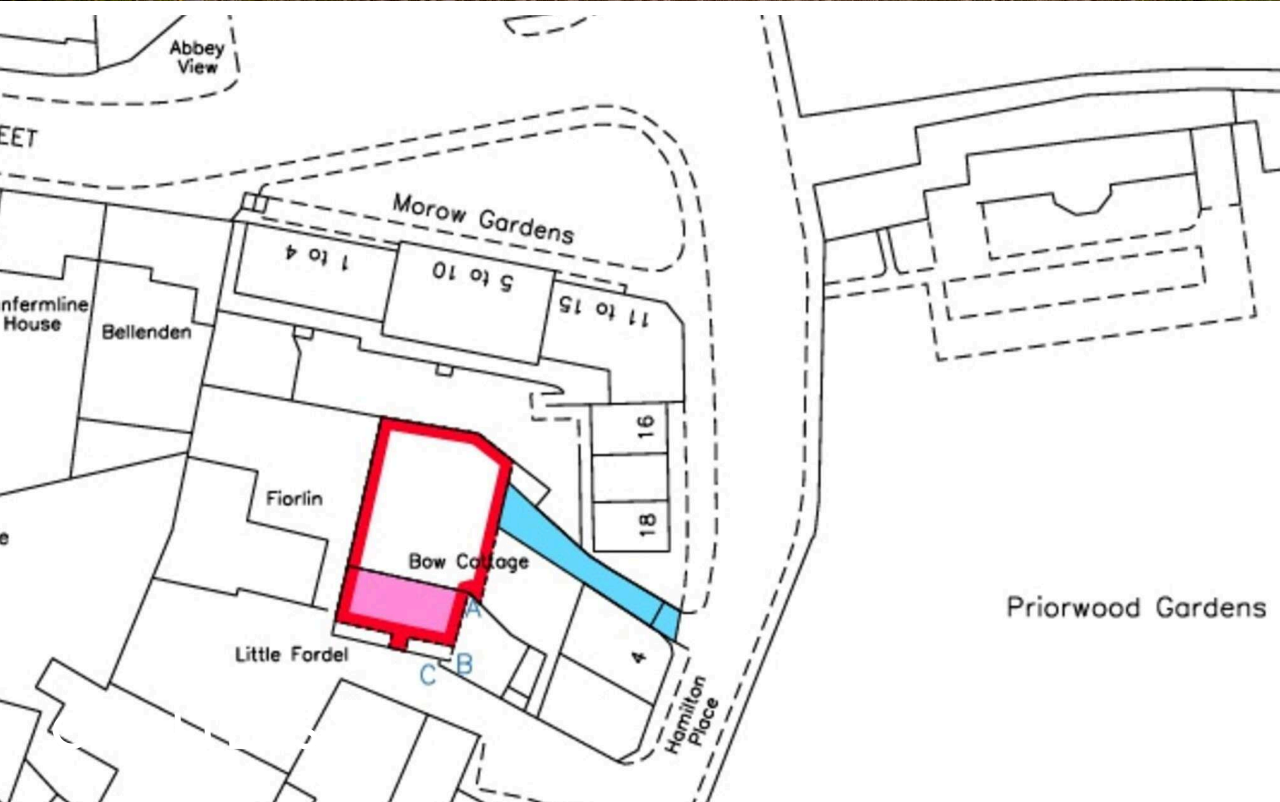
Little Fordel is located within the Melrose Conservation Area.

## EXTRAS

All fitted carpets, light fittings, curtains, blinds, integrated appliances and white goods are included in the sale. No guarantees are given to the working order of the appliances/white goods and are sold as seen.

## IMPORTANT NOTICE

Please note that the property is part owned by an employee of Coulters.

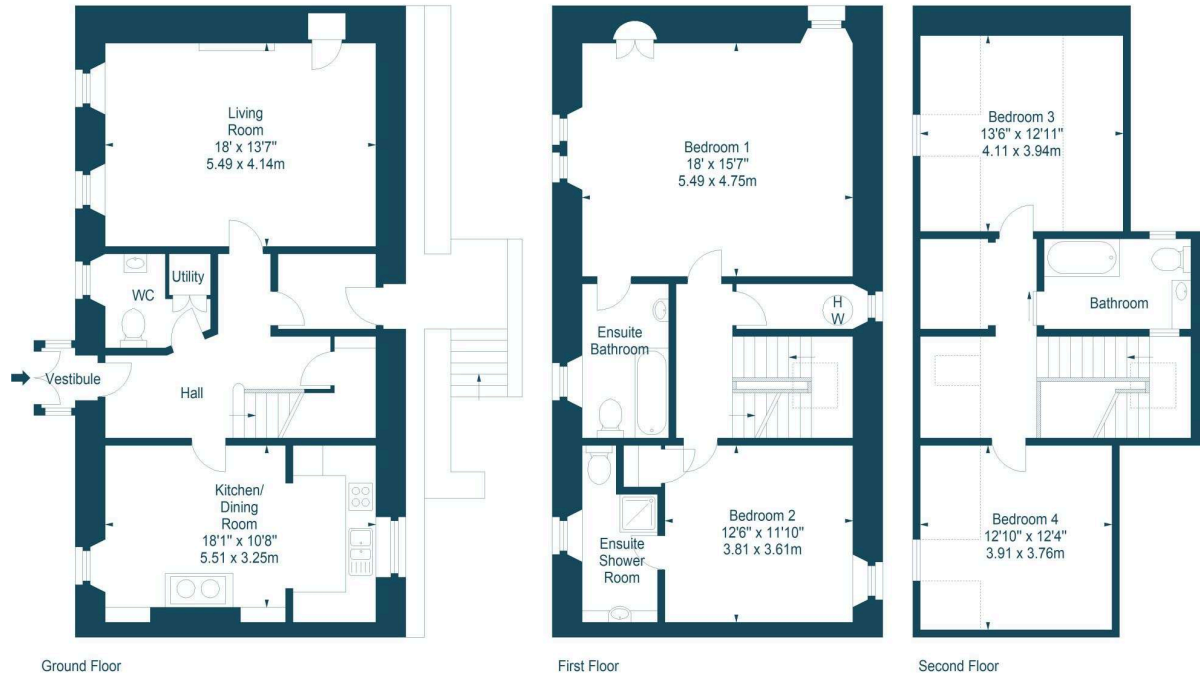


**HOME REPORT VALUATION: £395,000**

Little Fordel,  
Abbey Street,  
Melrose,  
Scottish Borders, TD6 9PX



Approx. Gross Internal Area  
2011 Sq Ft - 186.82 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.