JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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Waverley The Croft, Melrose, TD6 9QS

Price £440,000

PLOT 14 - EXECUTIVE DETACHED THREE BEDROOM HOME

An exclusive development of brand new executive homes in a picturesque setting on the edge of the popular town of Melrose. This exciting development by J S Crawford Builders provides a unique opportunity to purchase a detached home in a highly sought after area, well-placed for easy access to the many amenities of the town, while taking full advantage of the stunning countryside on your doorstep.

ACCOMMODATION

Waverly - Stunning 3 Bedroom 2 Storey House with Single Basement Garage, Good Storage, Cloakroom, Bathroom, Ensuite, Lounge, Spacious open plan Kitchen with Diner and Family Room, Separate Utility Room - Good Garden Space.

EXTERNALLY

Location

Regarded by many as one of the most desirable Border Towns, and voted "One of the Best Places to Live in Scotland in 2022" by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School and the highly regarded St Mary's Preparatory School; and it is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking with the Southern Upland Way and St Cuthbert's Way on the doorstep.

Viewings

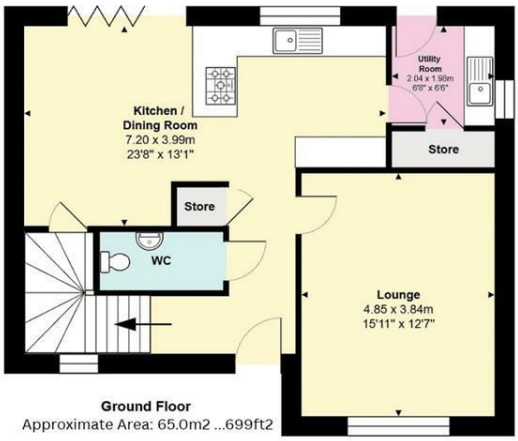
Please contact the estate agent James Agent to arrange a site visit.

Floor Plan

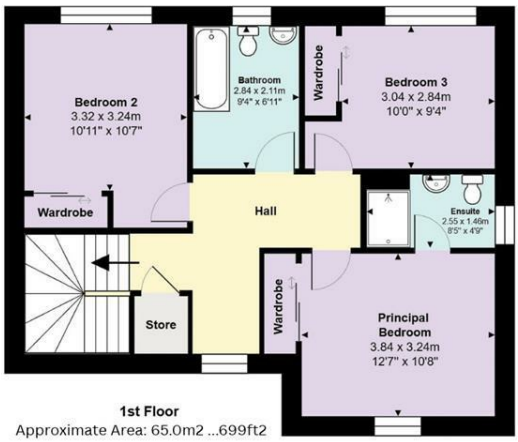
THE WAVERLEY 3

The Croft Melrose - Waverley 3

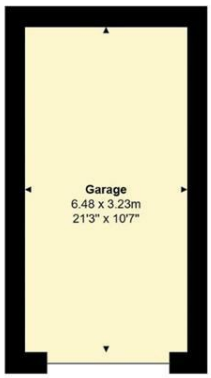
Approximate Gross Internal Floor Area: 130 m²... 1399 ft² (excluding garage)



Ground Floor
Approximate Area: 65.0m2 ...699ft2



1st Floor
Approximate Area: 65.0m2 ...699ft2

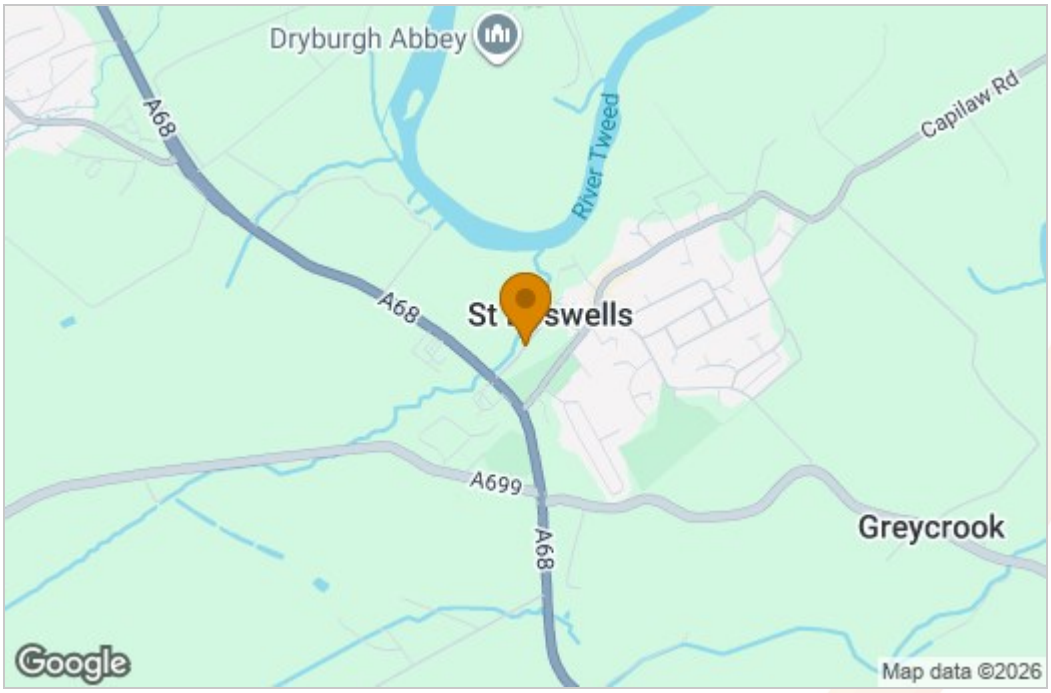


Garage
Approximate Area: 20.9 m² ... 225 ft²

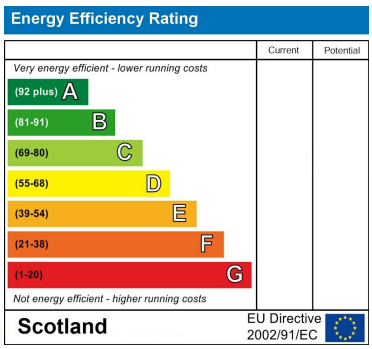
All plans and dimensions are indicative and may not be to scale. The developers reserve the right to depart from the design layout and to amend or vary the terms of the specifications. For further information on the detail of any particular property, please speak to our Sales Manager.

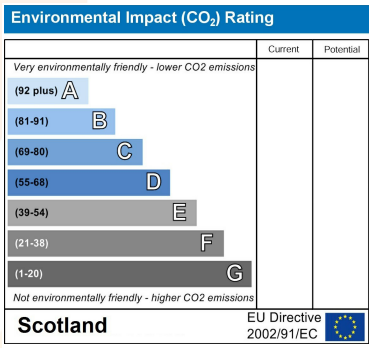
Telephone today: 01896 822030 Visit us online at: jscrawford.co.uk

Area Map



Energy Efficiency Graph





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