

MACPHERSON PROPERTY

30 Quarrydene, Melrose

30 Quarrydene is an immaculately presented and stylish three-bedroom semi-detached house situated in a desirable residential area of the much sought-after Borders town of Melrose. Bright and south-facing, the property has private driveway parking and a garage and is within walking distance of the town centre, and the Borders General Hospital. Approximately one and a half miles away from the rail-link at Tweedbank which runs to Edinburgh, the house sits within a strong primary and secondary school catchment which is a particular bonus. Internally, the accommodation lies across two levels and comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a dining kitchen and a downstairs wc. In addition to the living space there is a utility space in the generous garage which is plumbed for a washing machine, and sink, complete with wall and floor units. With good storage, the property also benefits from gas central heating and double glazing, providing a warm and comfortable family home,

Externally, the house sits well back with attractive garden to the front, which is mainly laid to lawn, with extensive patio area accessed immediately off the sitting room, ideal for informal entertaining. To the rear is an enclosed garden which has been gravelled with attractive dry-stone wall with plantings, and access into the back of the garage. There is also driveway parking for two cars to the front of the garage which is a particular feature.

The property is also conveniently located for commuting, via the aforementioned railway, with Edinburgh also easily accessible via the A68, and most Borders towns readily available from this central location.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles.

(All distances are approximate)

Location

30 Quarrydene is situated in a popular residential location 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 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 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.

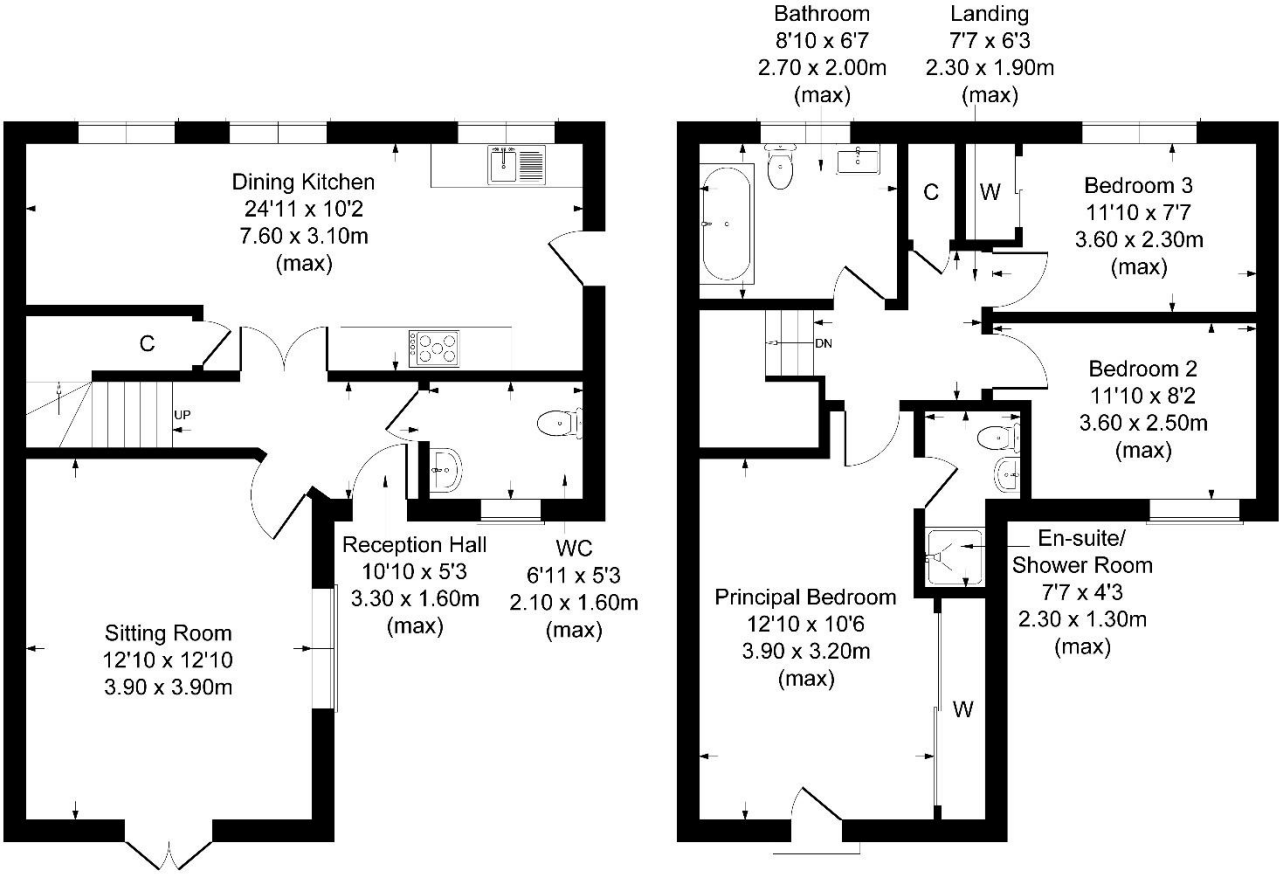








30 Quarrydene, Melrose TD6 9SZ



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026


oasis







Directions:
For those with satellite navigation the postcode is: TD6 9SZ
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 through the town centre, down the High Street and onto High Cross Avenue, bearing left up High Cross Avenue towards Darnick. Turn first available left onto Ormiston Terrace and follow the road round until you reach the left turn for Quarrydene. Turn right as you enter the development and proceed forwards. Number 30 is the third property along 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, gas central heating, telephone and high-speed broadband

Outgoings:
Scottish Borders Council Tax Band Category: F

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.

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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