

Melrose

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Addie Cottage, Eddy Road

Newstead, TD6 9RP

Guide Price £335,000



Tucked away in one of Newstead's most desirable pockets, this charming detached cottage enjoys an exceptional degree of privacy, set on a large, mature plot with gardens extending to the front, side and rear. It's a wonderfully peaceful position within this sought after village, offering an appealing blend of seclusion, space and convenience. The interior layout is flexible and centred around a superb open plan kitchen, dining and living room - a bright, welcoming space flooded with natural light and offering direct access out into the gardens. From here, double doors lead into a versatile garden/sun room, perfectly placed to enjoy relaxing views over the rear garden and ideal as a second sitting area, studio or playroom. There are four bedrooms in total, providing excellent family accommodation, along with a generous bathroom. The outside space is a standout feature. The cottage sits within substantial garden grounds, with the walled rear garden offering a particularly private and sheltered haven. To the front, the property benefits from private parking, completing a highly attractive package in a village long admired for its character, community and proximity to Melrose. A rare opportunity to secure a private, well proportioned home in one of the Borders' most coveted settings.



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Ground Floor:
Large Open Plan Lounge/Kitchen/Dining Space
Garden Room
Downstairs WC
Two Bedrooms
Bathroom

First Floor
Two Further Bedrooms

Gas Central Heating
Double Glazing

Generous, enclosed private gardens
Off Street Parking



Location

The sought after village of Newstead lies just over one mile from the Abbey town of Melrose and enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

D

Council Tax Band

F

Viewings

By appointment with the Selling Agent



Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft

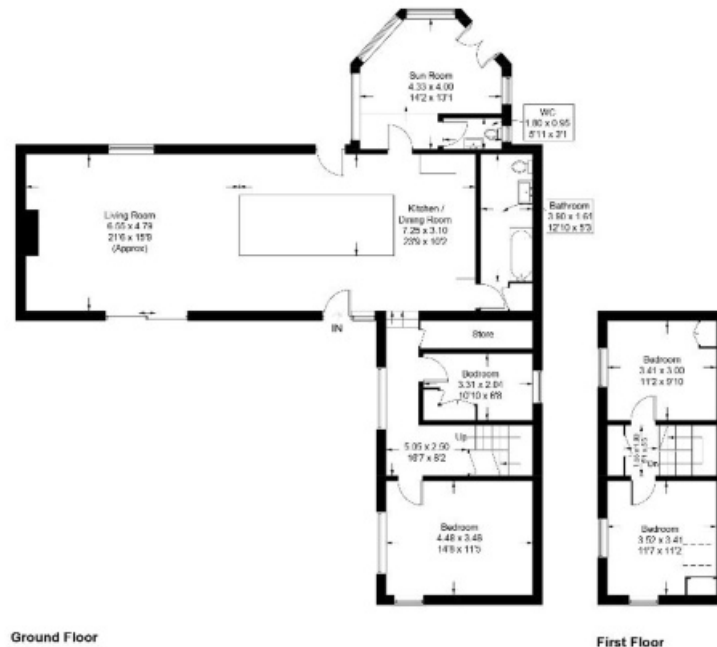


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1327271)

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