

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Greenan, Waverley Road

Melrose, TD6 9SH

Guide Price £625,000



Tucked away from view in one of Melrose's most desirable residential spots, this substantial detached family home offers an exceptional level of space, privacy and potential - just a short stroll from the town centre. Built in the late 1970's and arranged over three well proportioned floors, it provides a wonderfully flexible layout perfectly suited to those seeking their long term, forever home. The accommodation is generous throughout, with an extremely well proportioned design that lends itself to modern family living. One of the standout features is the large vaulted lounge flowing through to the dining room, with balconies off both rooms enjoying pleasant outlooks over the gardens, along with west viewing faces down the valley towards Darnick. While the property would now benefit from some cosmetic upgrading, it offers excellent scope for personalisation and future enhancement. Externally, the home continues to impress. Set upon extremely generous and well established gardens, it enjoys a high degree of privacy and a lovely sense of space, including a number of mature fruit trees and a greenhouse. A sweeping drive leads to ample parking and a double garage, with the added advantage of a workshop/large store accessed directly from the garage - ideal for hobbies, storage or practical use. A rare opportunity in a highly sought after setting, combining substantial accommodation, a superb plot and outstanding potential within moments of Melrose town centre.



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Ground Floor:
 Vestibule
 Entrance Hall
 Large Kitchen/Dining Room with gas fired Aga
 Utility
 Double Bedroom
 Shower Room

Mezzanine:
 Large vaulted lounge with open fire & covered balcony
 Large vaulted dining room with balcony

First Floor:
 Master Bedroom with En-Suite
 Three Further Bedrooms
 Bathroom

Large double garage with log store & inspection pit
 Workshop
 Underfloor storage



Location

Melrose offers a unique blend of historical charm, natural beauty, and modern amenities, making it a highly desirable location for discerning buyers. This picturesque town, nestled in the heart of the rolling Borders countryside is steeped in history, most notably its iconic Melrose Abbey, a stunning ruin that whispers tales of Scotland's past. Beyond its historical significance, Melrose boasts a thriving town centre, where a delightful blend of independent boutiques, inviting cafes and traditional pubs create a warm and welcoming atmosphere. Residents enjoy a strong sense of community, participating in local events and embracing the town's friendly spirit. For outdoor enthusiasts, the surrounding landscape offers a wealth of opportunities, from leisurely strolls along the River Tweed to more challenging hikes up the iconic Eildon Hills, whose triple peaks provide panoramic vistas of the rolling Borders countryside. The renowned Greenyards, home to Melrose Rugby Football Club, adds a vibrant sporting dimension to the town, fostering a strong sense of local pride and community spirit. Melrose also benefits from excellent transport links, conveniently placed for both the A7 and A68 for routes north and south bound, with well connected bus routes and the nearby railway station at Tweedbank making it easily accessible to Edinburgh and other major cities. The town's strong sense of community, combined with its stunning setting and convenient location, creates a truly exceptional place to live. Whether you're seeking a peaceful retreat or a vibrant town to call home, Melrose offers the perfect balance of rural tranquility and urban convenience.

Fixtures & Fittings

The sale shall include all white goods (dishwasher, freestanding fridge, and freezer). All curtains are included and any other furniture other than the dining suite can be negotiated separately.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing comprising of aluminium window frames.

EPC Rating

E

Council Tax Band

G

Viewings

By appointment with the Selling Agent



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
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Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft

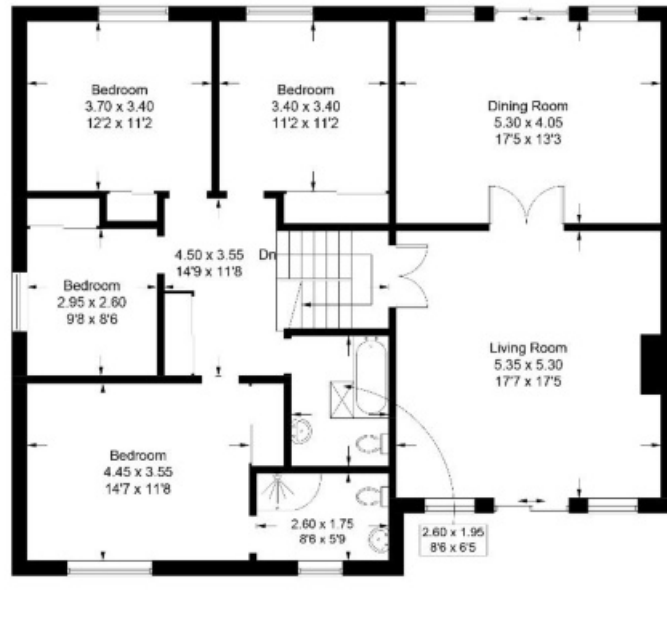
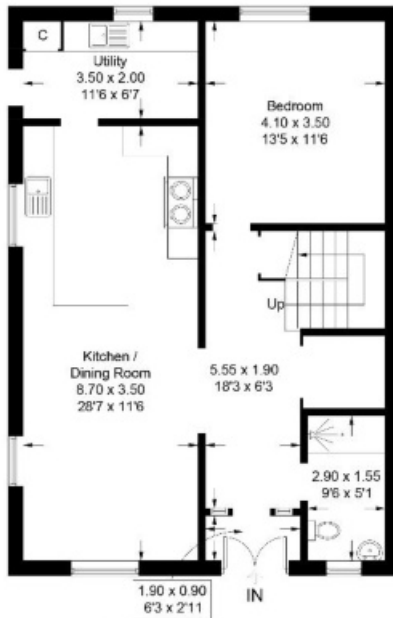


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307233)

Full members of:



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