JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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# 3 Harleyburn Court, Melrose, TD6 9JQ

**Offers over £595,000**

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# 3 Harleyburn Court Melrose, TD6 9JQ

- Executive Detached Family Home
- Large Open Plan Living Areas
- Sought After Location
- Beautiful Landscaped Gardens
- Excellent Local Amenities & Schooling
- 6 Bedrooms (Two En-suite)
- High Quality Fixtures & Fittings
- Driveway & Double Garage
- Fitted Outdoor Kitchen
- Short Drive to Train Station

*** NO ONWARD CHAIN ***

HOME REPORT VALUATION £650,000

We are delighted to present this impressive six-bedroom executive detached family home, peacefully positioned within a highly sought-after residential cul-de-sac in Melrose. Extending to approximately 258 sq m (2,773 sq ft), 3 Harleyburn Court offers exceptionally generous and flexible accommodation perfectly suited to modern family living, featuring expansive open-plan living spaces, six well-proportioned double bedrooms, a dedicated home gym, and a deluxe double garage – ideal for car enthusiasts or those seeking substantial workshop and storage space.

Harleyburn Court sits within a highly desirable development in Melrose, one of the Scottish Borders' most admired towns. Melrose is celebrated for its historic Abbey, charming streets, independent shops and excellent eateries, while also offering excellent schooling and easy access to local walking and cycling routes, including the Eildon Hills. The area provides an ideal balance of countryside living with strong commuter links including the A68 and nearby Tweedbank train station.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY WITH CLOAKROOM OFF - LOUNGE - DINING ROOM - FAMILY KITCHEN - UTILITY ROOM - OFFICE/GYM - 6 BEDROOMS (TWO EN-SUITE) - FAMILY BATHROOM -





## Offers over £595,000



Internally
Positioned to the front, the sitting room provides a comfortable and stylish retreat, ideal for quieter evenings or as a family snug, with large windows drawing in excellent natural light.

Moving through the hallway, the home opens into the true heart of the property – an expansive open-plan kitchen and family space, creating a sociable hub where family and guests naturally gather. The open-plan arrangement flows effortlessly into a relaxed seating area, making this a superb everyday living and entertaining space. French doors open directly from the kitchen area onto the rear garden, creating an easy connection between indoor and outdoor living.

Adjacent to the lounge lies a well-proportioned formal dining room, providing an elegant setting for more formal occasions while still linking conveniently with the main living areas.

A practical utility room sits just off the kitchen, keeping laundry and additional storage neatly tucked away from the main entertaining spaces. A convenient ground-floor WC further enhances everyday practicality.

To the side of the property, an excellent additional space currently arranged as a home gym offers great versatility and could equally serve as a home office or studio. This area connects directly to the integrated double garage, which has been finished and organised to an exceptionally high standard.

Upstairs, the spacious landing leads to six well-proportioned double bedrooms, offering exceptional flexibility for growing families or those requiring guest accommodation and home-working space.

The principal bedroom suite enjoys excellent proportions and benefits from fitted storage along with a stylish en-suite shower room, creating a comfortable private retreat.

A second bedroom also enjoys en-suite facilities, ideal for guests or older children seeking independence. The remaining bedrooms are all generously sized and served by a contemporary family bathroom finished with modern fittings.

An additional upper-level bedroom, accessed via its own staircase, provides a superb flexible space – ideal as a teenager's suite, guest accommodation, or a private work or hobby room.



## Kitchen
The kitchen is fitted with an extensive range of sleek, modern cabinetry providing excellent storage, all complemented by granite worktops which offer both durability and a stylish high-end finish. A large central island creates a natural gathering point, incorporating a breakfast bar ideal for informal dining, morning coffee or socialising while cooking.

Integrated appliances are seamlessly incorporated and include a five-burner gas hob set within the island with a contemporary extractor above, alongside integrated ovens, microwave and dishwasher, ensuring both practicality and clean visual lines throughout the space. Extensive preparation areas and clever storage solutions make the kitchen equally suited to busy family life or entertaining on a larger scale.

There is a relaxed family seating area, ensuring this space functions as a true hub of the home where cooking, dining and everyday living naturally come together.

The adjoining utility room offers further worktop space and storage cupboards with under-counter spaces for a washing machine and tumble dryer.

## Bathrooms
The family bathroom is fitted with a four piece suite including WC, vanity wash hand basin, free standing bath with hand held shower and shower with enclosure with marble tiled splashbacks.

The principal en-suite is fitted with a three piece suite including WC, bidet, double vanity sink unit with countertop basins and shower with enclosure and tiled splashbacks.

The second en-suite bedroom is fitted with a three piece suite including WC, pedestal hand wash basin and shower with enclosure and tiled splashbacks.

There is also a handy WC on the ground floor.

## Externally
The rear garden has been thoughtfully landscaped to create a superb extension of the home, perfectly suited to modern outdoor living and entertaining. Designed with both relaxation and social gatherings in mind, the space offers a variety of distinct seating and entertaining areas to enjoy throughout the day and evening with ambient lighting making for a cosy night time experience.

A standout feature of the garden is the fully fitted outdoor kitchen including a BBQ and wood fired pizza oven, creating an exceptional space for alfresco cooking and social occasions, allowing hosts to remain at the centre of gatherings while enjoying the outdoor setting.

Another particularly appealing feature is the dedicated relaxation area, thoughtfully arranged to provide a cosy retreat complete with an outdoor television, creating the perfect spot to unwind with family and friends.

To the front there is a large mono-block driveway providing plentiful space for multiple vehicles and access to the double garage, surrounded by mature shrubs for ease of maintenance. There is an electric charging point adjacent to the garage.

## Fixtures & Fittings
All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

## Services
All mains services are present including electricity, gas, water & drainage.

## 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 Priorwood 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.

## Council Tax Band
Council Tax Band G.

## Home Report
A copy of the Home Report can be downloaded from our website.

## Viewings
Strictly by Appointment Only via James Agent.

## Offers
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

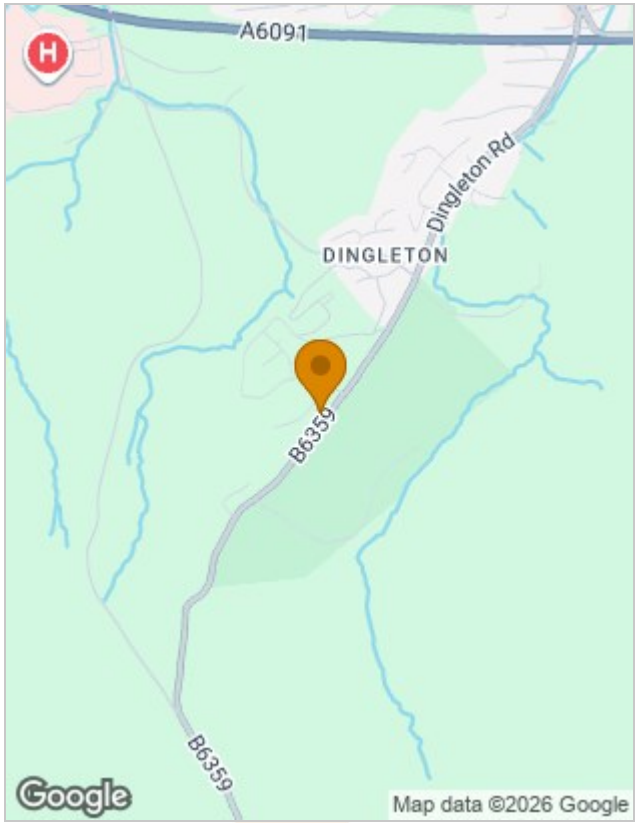



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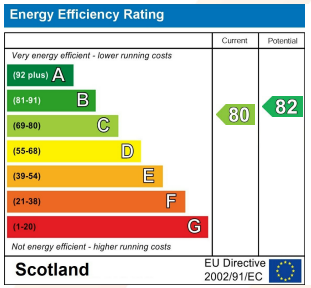
## Floor Plans

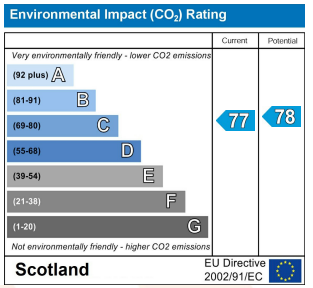



## Location Map




## Energy Performance Graph




## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.