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Abbotsford The Croft, Melrose, TD6 9QS

Price £520,000

PLOT 13 - EXECUTIVE FOUR 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

Abbotsford - Amazing 4 Bedroom 2 Storey House with Single Garage, Good Storage, Cloakroom, Bathroom, Ensuite, Lounge, Large 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

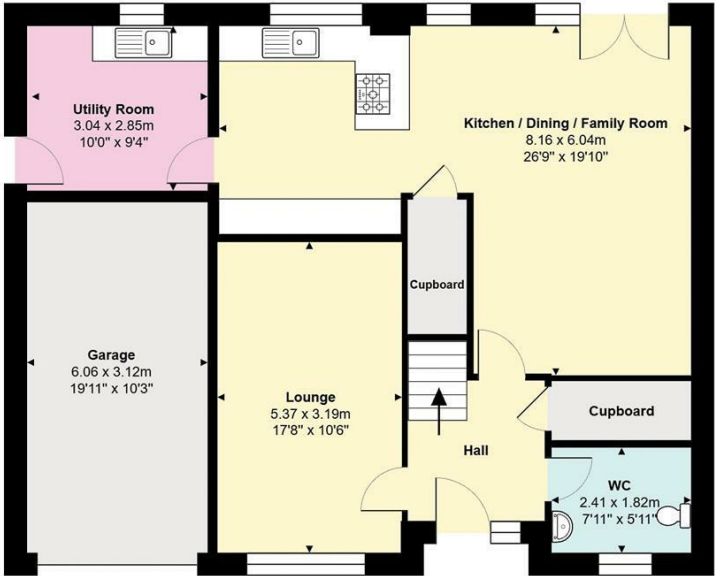
Please contact the estate agent James Agent to arrange a site visit.



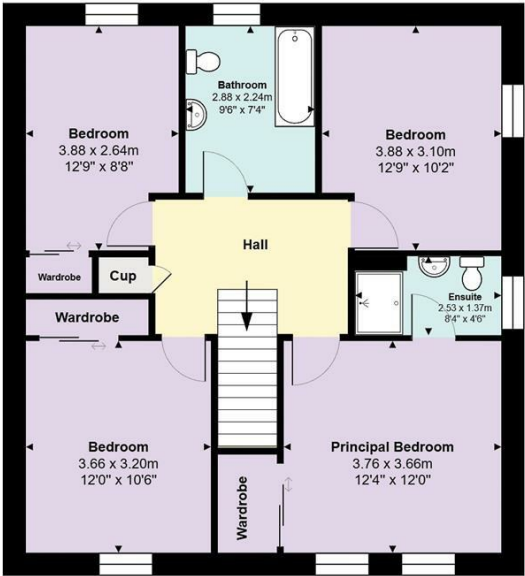
Floor Plan

The Croft Melrose - Abbotsford

Approximate Gross Internal Floor Area: 157.2 m² ... 1693 ft² (excluding garage)



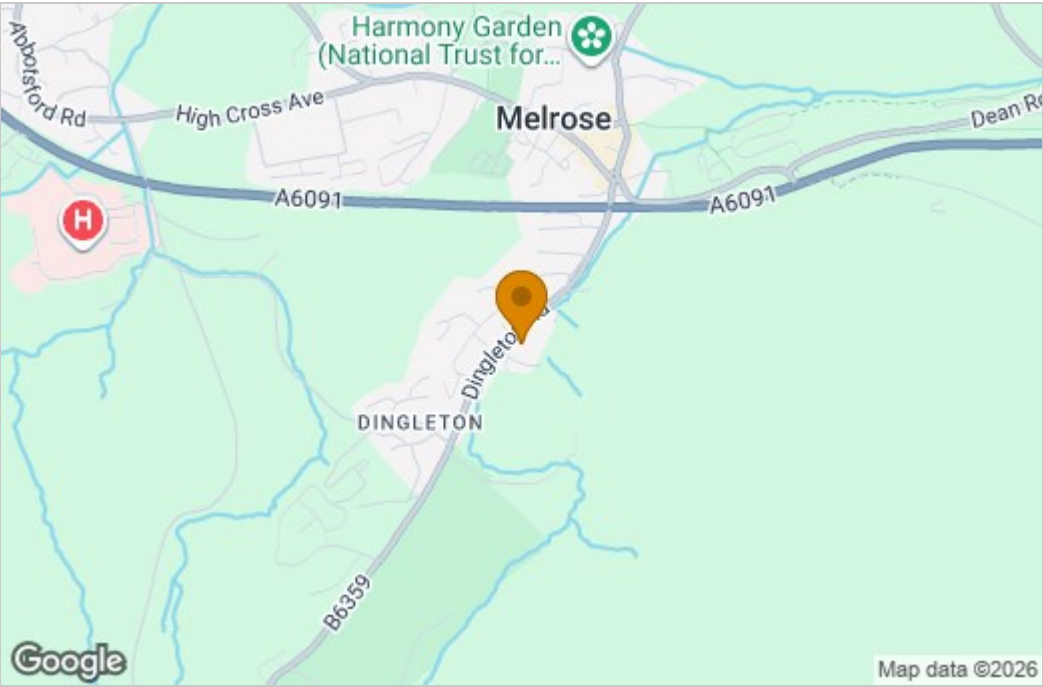
Ground Floor
Approximate Area: 82.4 m² ... 887 ft²



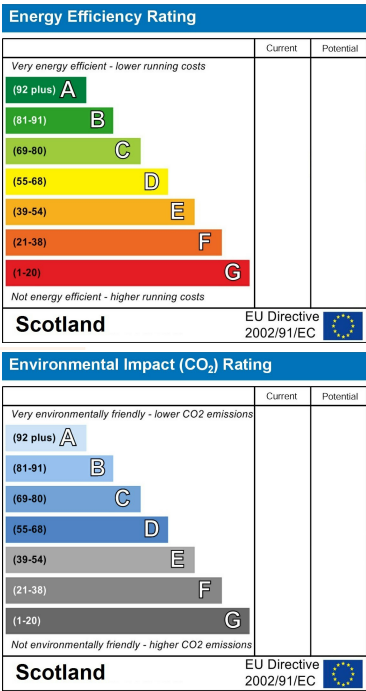
1st Floor
Approximate Area: 74.9 m² ... 806 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



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