



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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Orchard Cottage Fishers Lane, Darnick, TD6 9AS

Guide price £485,000



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# Orchard Cottage Fishers Lane Darnick, TD6 9AS

- Detached Modern Home
- 2-3 Bedrooms
- Sought-After Village Location
- Easily Maintained Gardens
- Station, Bus Stop and Hospital within easy walking distance
- Energy Efficient Home
- 14 Solar Panels & Battery Storage
- Wonderful Views of Eildon Hills and Darnick Vale
- Private Parking and lockable bike storage
- Quiet Private Sitting Areas

We are delighted to offer this exceptional, individually designed 2 - 3 bedroom house has the highest EPC rating for energy efficiency. The current owners have added state of the art solar panels and battery storage system, capable of providing electricity for several days without support from the grid.

The many amenities of Melrose are just a walk or short drive away, including both St Mary's Preparatory School and Melrose Primary School. The property also benefits from excellent transport links, with the A68 offering easy access to both Edinburgh and Newcastle-Upon-Tyne, and the A7 linking to Southern Scotland and Carlisle, while nearby Tweedbank Railway Station provides access to central Edinburgh in under an hour.

Entrance Hall - Open Plan Kitchen/Living Room - Sun Room/Bedroom 3 - Utility - 2 Double Bedrooms - 2 Shower Rooms



## Internally

Stepping in to Orchard Cottage, you are welcomed into a central entrance hallway, offering an immediate sense of space and a natural flow through the home. Continuing through the property, the hallway opens out to the rear into an impressive open-plan sitting room with dining area and kitchen. This expansive space forms the heart of the home, perfectly designed for modern living, with ample space for cooking, dining and relaxing while enjoying views over toward the Eildon Hills. There is also a bright and versatile hobby room or additional bedroom providing flexible accommodation, ideal as a home office. Also on the ground floor is a well-proportioned double bedroom with built-in wardrobe space, along with a shower room and separate utility room.

Ascending to the first floor, there is a generous double bedroom offering a wonderful view. Additional storage has recently been added to this room to offer daily living solutions. A shower room and walk in cupboard complete this level, making it an ideal private space for owners or guests.

## Kitchen

The kitchen is stylishly fitted with an extensive range of black high-gloss wall and base cabinetry, complemented by laminated worktops which incorporate a breakfast bar. A stainless steel sink with mixer tap is neatly positioned within the workspace while a range of integrated appliances include an electric oven, electric hob with stainless steel extractor hood, dishwasher, and fridge freezer. The adjacent utility room provides additional practicality, offering dedicated space for a washing machine and tumble dryer, along with further storage.





### Shower Rooms

Both shower rooms are well-appointed with contemporary three piece suite, comprising a WC, vanity sink unit with storage beneath, and a walk-in mixer shower.

### Externally

The property enjoys private, low maintenance gardens with an attractive decking area, complemented by area of gravel, and paving, all enclosed by hedging, timber fencing and stonewalls. A private gravel parking area and bike storage are situated to the side of the property.

### Location

The property is discreetly located within Darnick, close to Melrose. Regarded by many as one of the most desirable Border Towns, which was also recently 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, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one 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 including the Southern Upland Way and St Cuthbert's Way.

### Fixtures & Fittings

All fitted floored coverings, light fittings and integrated appliances are to be included within the sale.

### Services

Mains Water, Gas, Electricity and Drainage.

### Viewings

Strictly by Appointment Only Via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

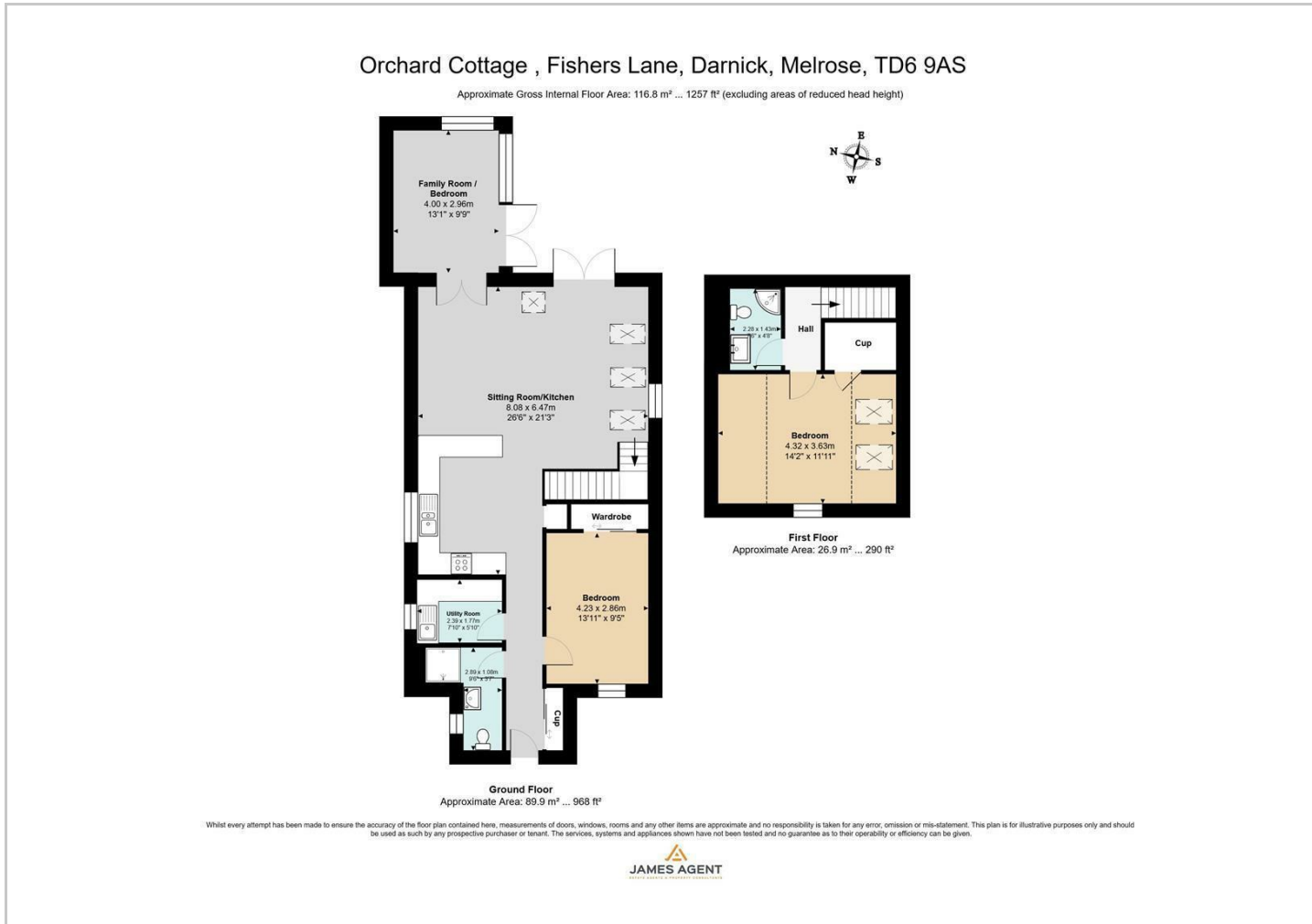
### Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at any time.





## Floor Plans



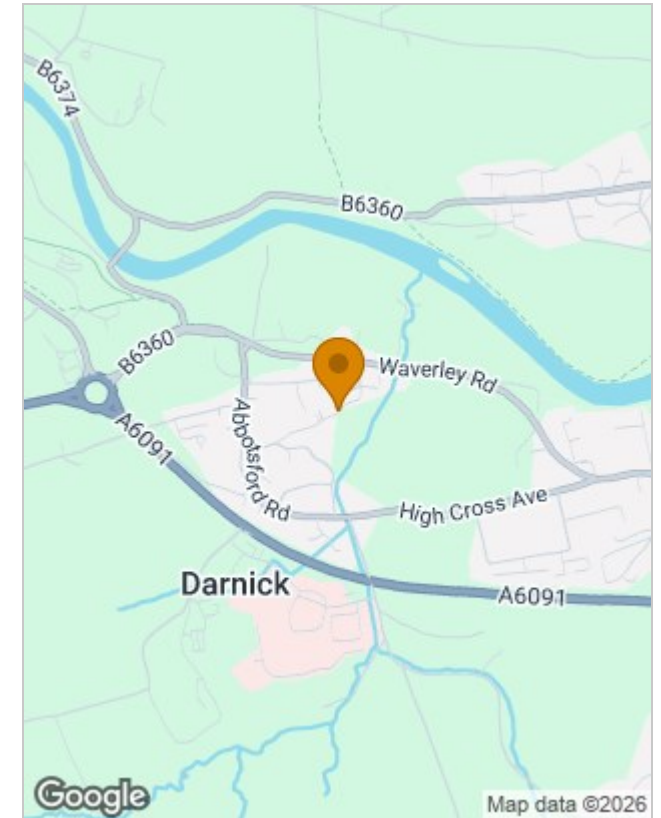
## Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

