



The Banks is a spacious, architecturally designed four/five-bedroom detached house situated in the popular village of Newstead, which lies a short distance from the much sought-after Borders town of Melrose. Measuring approximately 304 square metres/3272square feet, this well-maintained family home occupies a large plot with generous garden, private driveway parking, and an integral double garage.

Sitting in a strong school catchment, it is only two and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh. In a highly accessible area with the A68 only a short distance away, the Borders General Hospital also lies on the outskirts of Melrose.

Internally, this versatile property lies over two floors and comprises four main bedrooms, an ensuite shower room, a family bathroom, a sitting room, a dining room, a dining kitchen, a family room/bedroom five, a study, a utility room with shower and a downstairs cloakroom/wc. There is excellent storage throughout, with wardrobes to all bedrooms, including loft ladder access to the large attic, measuring approximately 9.30 metres by 3.90 metres, which offers potential to extend the existing accommodation, subject to the necessary permissions. With double glazing, and gas central heating, the property offers a warm and comfortable family home.

Externally, the property benefits from plentiful driveway parking to the front of the integral double garage, along with a charming and ancient 'wishing well' to the side, set amongst an attractive flower bed. With paved access down both sides of the property to the extensive garden at the rear, there is also further access from the east allowing for another route into the garden with larger garden machinery. The south-facing rear garden benefits from a large, raised lawn, with attractive and well stocked borders and hedging. A particular feature of the garden is the full width patio with direct access from the dining room, and dining kitchen respectively, offering an excellent space for more informal entertaining.

Edinburgh and Newcastle are easily accessible via the A68, with most Border towns readily available from this central location, with the aforementioned Borders Railway, close by.

**Edinburgh 39 miles. Melrose 1 mile. Galashiels 6 miles. Tweedbank 2.5 miles  
(All distances are approximate)**

### **Location:**

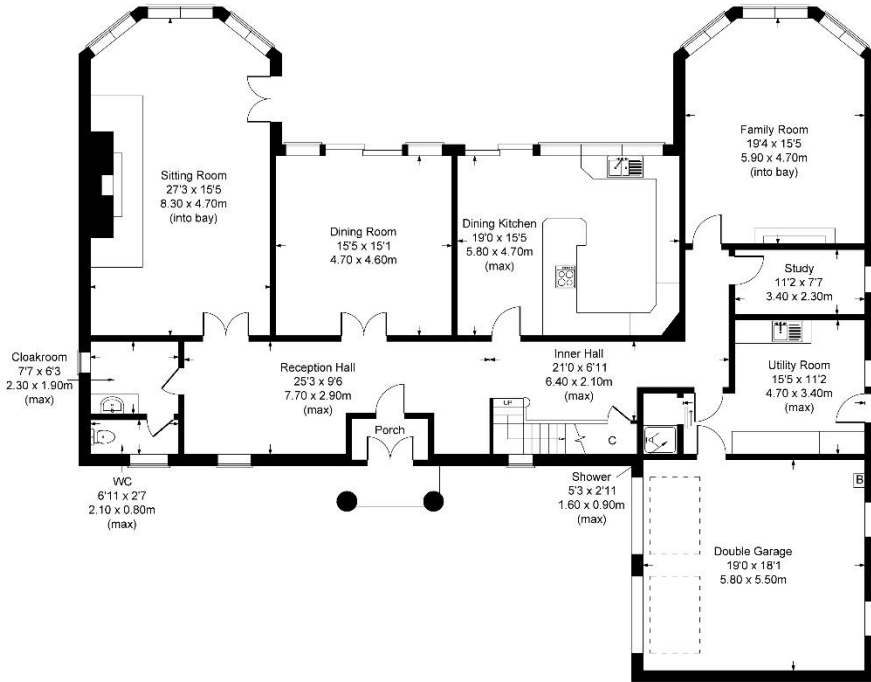
The Banks is situated in Newstead, only a short distance from the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a greengrocer, a fishmonger, two butchers, antique and interiors shops, small supermarkets, a large selection of restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards (home of Melrose RFC and Rugby Sevens) and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway that runs from Tweedbank to Edinburgh, with the station approximately two and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

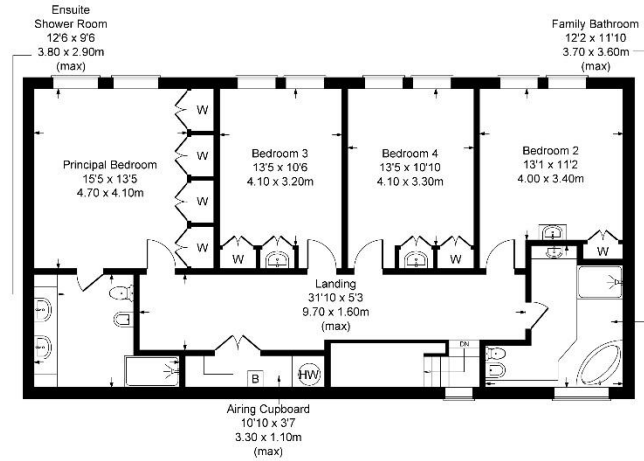
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



The Banks, Back Road, Newstead, Melrose TD6 9DE



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2026



### Directions:

For those with satellite navigation the postcode for the property is: TD6 9DE  
From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately 1.5 miles and turn right signposted Newstead and follow the road into the village. As you enter Newstead, take the first left onto Back Road. The Banks is the second house on the left-hand side.  
From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose followed by an immediate right hand turn which will take you down Dean Road towards Newstead. Follow the road all the way down and turn right at the T-junction. Proceed all the way through the village, as you are about to leave the village turn right onto Back Road and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: G

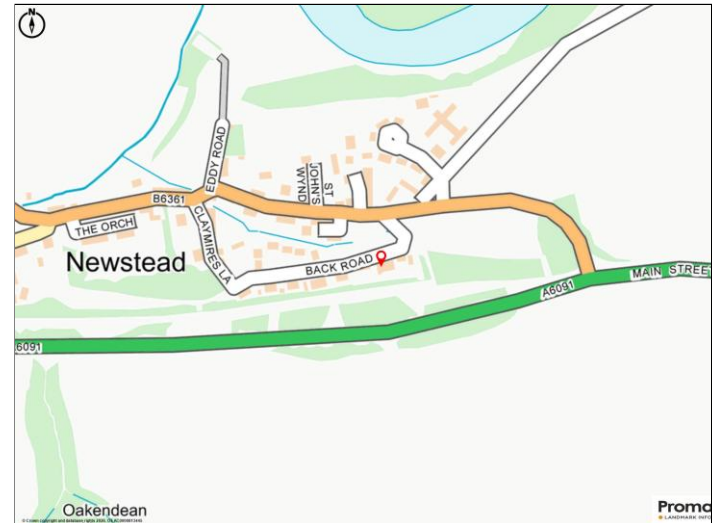
#### EPC Rating:

Current EPC: C72

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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