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SOLICITORS & ESTATE AGENTS



# 3 NEWLYN DRIVE

MELROSE, SCOTTISH BORDERS TD6 9RF



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# WELCOME TO

## 3 NEWLYN DRIVE

This two-bedroom semi-detached home enjoys a peaceful and highly desirable country town setting, presenting a particularly attractive option for professionals, small families, and downsizers. It offers modern neutral interiors, an enclosed south-facing garden, and ample private parking with a multi-vehicle driveway and garage. A leafy private outlook to the front adds to its tranquil position, with town-centre shopping, the local primary school, and beautiful open countryside all within easy walking distance. Edinburgh is around an hour away by car or via rail services from nearby Tweedbank.



## THE HIGHLIGHTS

- Semi-detached home with a leafy setting in highly desirable Melrose
- Bright modern interiors with a tasteful neutral finish
- Entrance hall with storage
- Living room opening into a south-facing conservatory
- Social dining kitchen
- Two double bedrooms with built-in storage
- Shower room with linen storage
- Attractive enclosed south-facing garden with dining terrace
- Multi-vehicle private driveway
- Detached single garage
- Gas central heating and full double glazing









## TAKE A LOOK AROUND

The entrance at the side of the property opens into a hall housing useful storage. From the hall you reach the living room and dining kitchen. The light-filled living room is comfortably carpeted, with ample floorspace for relaxed seating. It is extended by a south-facing, fully glazed conservatory opening onto the garden, a delightful, versatile space for seating, dining, study, or play. The bright, modern kitchen is centred around a social dining area and enjoys a tasteful, cohesive finish in neutral tones. A wide range of cabinets and generous countertops are paired with freestanding appliances comprising a gas cooker, a washing machine, and a tall fridge freezer.

## HEAD ON UP

On the first floor, a bright landing provides access to two spacious double bedrooms, both benefiting from large windows, comfortable carpeting, and built-in wardrobes. This level of accommodation is served by a wall-panelled shower room complete with linen storage. The property benefits from gas central heating and full double glazing.

## THE DETAILS

Extras: The sale includes all fitted floor and window coverings, standard light fittings, and freestanding appliances.

## TOUR THE GROUNDS

Outside, the fully enclosed rear garden is attractively landscaped with tiered planting and a dining terrace enjoying excellent privacy and a favourable southerly aspect. For private parking and extra storage, a gravelled side driveway provides space for multiple cars and leads to a detached single garage, also accessible from the garden.











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TWO DOUBLE BEDROOMS  
WITH BUILT-IN STORAGE







## TELL US ABOUT

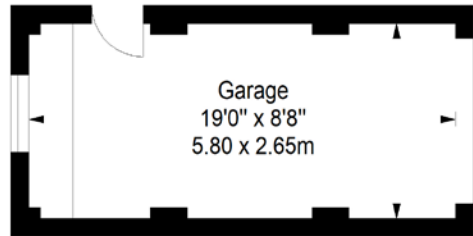
### *MELROSE, SCOTTISH BORDERS*

Named among The Sunday Times' Best Places to Live in Scotland for 2026, Melrose is an attractive country town in the Tweed Valley, set beneath the distinctive three peaks of the Eildon Hills. Its rich heritage is epitomised by the magnificent ruins of Melrose Abbey, where the heart of Robert the Bruce is said to lie, while beautiful gardens cared for by the National Trust for Scotland provide another peaceful attraction. The bustling high street is home to an appealing mix of independent shops, alongside everyday amenities including small supermarkets, a deli, greengrocer, bakeries, butcher, pharmacy, and public library. A varied choice of restaurants, takeaways, cafés, and traditional pubs further adds to the town's appeal. Melrose has a strong sense of community and hosts a lively programme of annual events, including the Borders Book Festival, the Pipe Band Championships, and the internationally renowned Melrose Sevens. As the birthplace of Rugby Sevens, the town has a proud sporting heritage, with rugby union particularly popular, while local golf and cricket clubs are also available. The surrounding countryside offers outstanding opportunities for walking, hill running, fishing on the River Tweed, and other outdoor pursuits, with an annual hill race taking place locally. Education is provided through independent schooling and state nursery and primary provision, with secondary schooling available in Earlston and further education at Borders College in Galashiels, both around a 10-minute drive away. Regular bus services connect the town with the wider area, while Edinburgh can be reached in approximately one hour by car or by train from nearby Tweedbank.

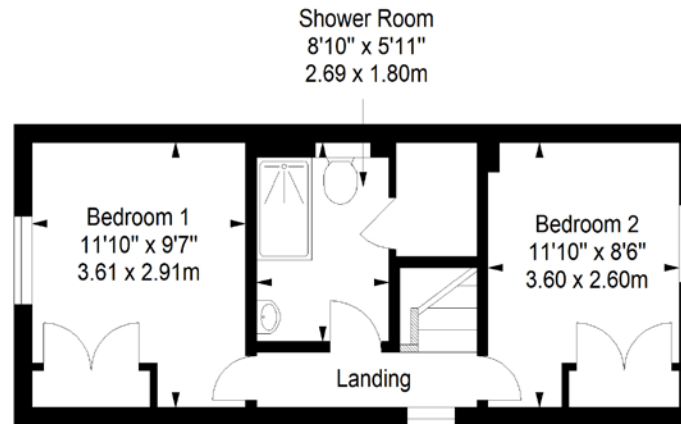


# FLOORPLAN

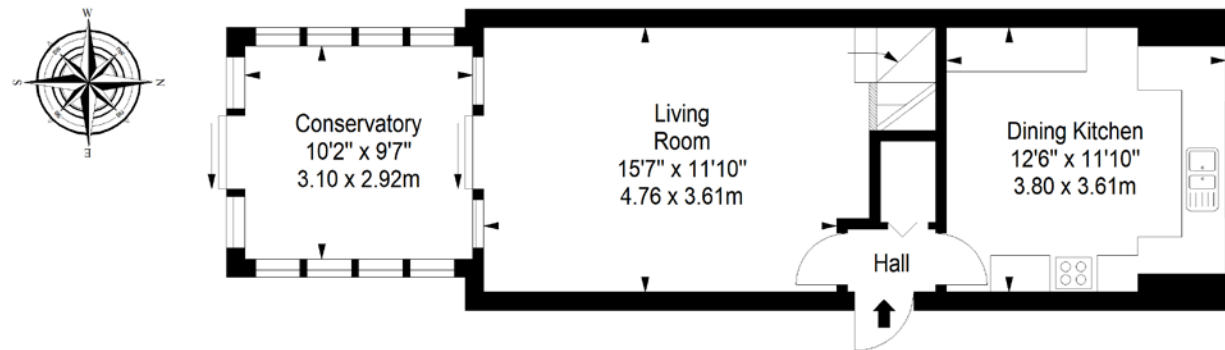
**Garage**  
Approx. 15.4 sq. metres (165.8 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (341.2 sq. feet)



**Ground Floor**  
Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 76.9 sq. metres (827.7 sq. feet)

## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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