



**Leabrae is a deceptively spacious three/four-bedroom detached house in a much sought after residential area of the Borders town of Melrose. Dating from 1860, the property is within walking distance of the Borders General Hospital and the new rail-link running from Tweedbank to Edinburgh which is only one and a half miles away.**

**The house benefits from a number of period features, including working shutters in a number of rooms, cornicing, sash and case windows and distinctive sunburst panelling in the bay windows.**

**Internally, the house offers flexible living over two floors and comprises three main bedrooms, an ensuite bathroom, a shower room, a sitting room, a dining kitchen, a family room/bedroom four, an office, a utility room and an integral garage. With excellent storage in the floored attic, there is potential to extend the existing accommodation, subject to the necessary permissions.**

**Externally, there is an attractive front garden with path to the front door and a private gated driveway leading down to the rear of the property with extensive parking for several cars. The garden is a particular feature and has an array of well stocked borders with shrubs and small trees with large lawn and charming patio area for al fresco entertaining. The two garden sheds and revolving summer house are also included in the price.**

**Only two and a half miles from the new Borders Railway, which runs from Tweedbank to Edinburgh, it is conveniently located for commuting, and sits in a strong primary and secondary school catchment. Edinburgh is also easily accessible via the A68, or the A7 with most Borders towns readily available from this central location.**

**Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles. (All distances are approximate)**

#### **Location:**

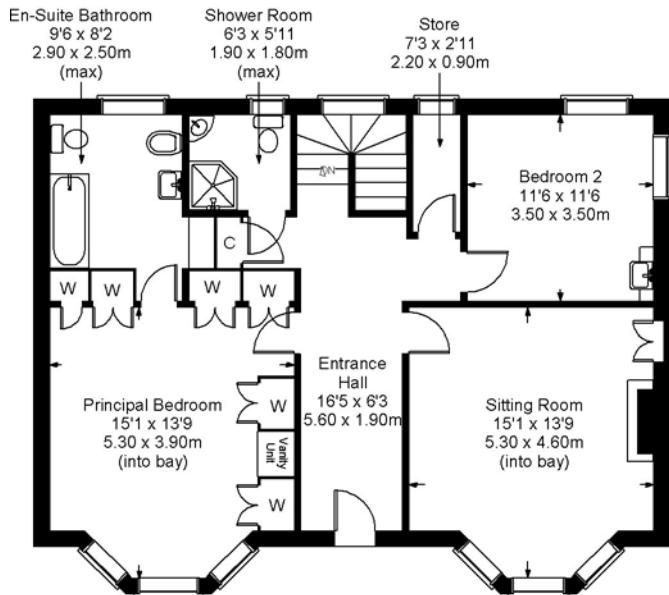
Leabrae is located in a popular residential area in the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a green grocer, 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 which opened in September 2015 and runs from Tweedbank to Edinburgh, the station lies approximately one 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.

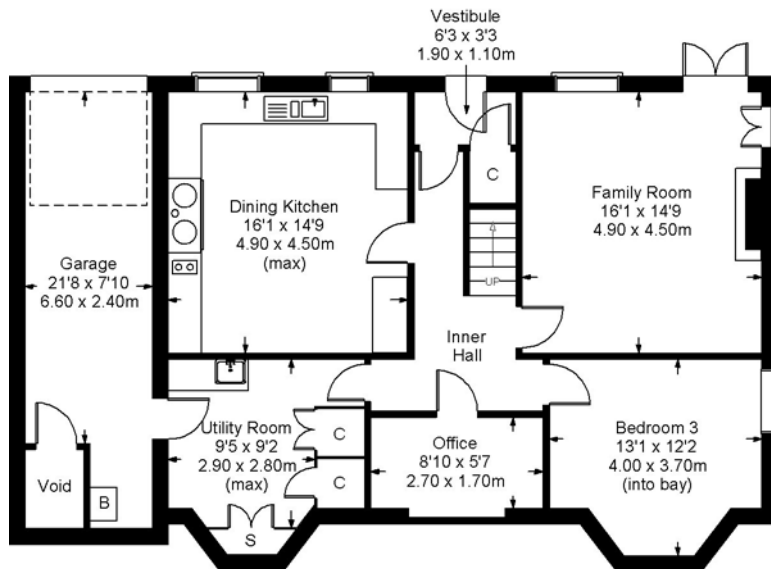


# Leabrae, 38 High Cross Avenue, Melrose, TD6 9SU

Approximate Gross Internal Area  
2,211 sq ft - 205 sq m



GROUND FLOOR



LOWER GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



## DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD6 9SU

Coming from Edinburgh take the A68 South, passing through Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 Signposted Melrose and Galashiels.

Take the turn-off for Melrose and proceed through the town centre, down the High Street and onto High Cross Avenue, turning left up High Cross Avenue towards Darnick.

Leabrae sits three quarters of the way up on the right hand side, opposite the turning for Ormiston Gardens.

Coming from the West enter Melrose and turn right into Darnick and onto the Abbotsford Road. Follow this road and onto High Cross Avenue. Leabrae is the third property on the left, opposite the turning for Ormiston Gardens.

## 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: E45

## 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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