



3 St. Andrews Court is a deceptively spacious four-bedroom mid-terrace family home which forms part of an attractive courtyard development of six properties. Situated in the grounds of a former country estate, the property lies between the Borders towns of Earlston and Melrose which are only two and four miles away respectively.

With the A68 readily available, providing excellent transport links, its idyllic situation provides numerous nearby walks in a very unique location for those who love the outdoors.

With a strong school catchment, the property also benefits from a separate paddock of around one acre which is a particular bonus. Internally, the accommodation comprises four bedrooms, an ensuite bathroom, a family bathroom, a large sitting room, a dining room, a breakfasting kitchen, a utility room and a downstairs wc. With an abundance of natural light there is also good storage throughout the property including ladder access to the attic.

Externally, there is private parking to the front of the integral garage with the communal courtyard providing additional visitor parking. To the rear is an extensive, enclosed garden which has been thoughtfully landscaped and is a particular feature. The aforementioned paddock, of around one acre, sits up beside the access driveway and is laid to grass.

Only six miles from the new Borders Railway, which runs from Tweedbank to Edinburgh, the property is conveniently located for commuting. Edinburgh is also easily accessible via the A68, with most Borders towns plus the Borders General Hospital on the outskirts of Melrose readily available from this central location.

Edinburgh 35 miles. Melrose 4 miles. Tweedbank 6 miles. St. Boswells 4 miles. Earlston 2 miles.

(All distances are approximate)

Location:

3 St. Andrews Court sits around two miles South of Earlston which has a wide range of amenities which include a Co-op supermarket, a selection of shops, pubs, hotels and a petrol station. Melrose, four miles further South, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. For a wider selection of amenities, Galashiels is seven miles away and has a Tesco, an ASDA, a Marks & Spencer, and many other High Street brands plus a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities. 3 St. Andrews Court is well placed for commuting to Edinburgh and most Border towns with direct access to the A68, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately six miles away, with a further station in Galashiels at the Transport Interchange.

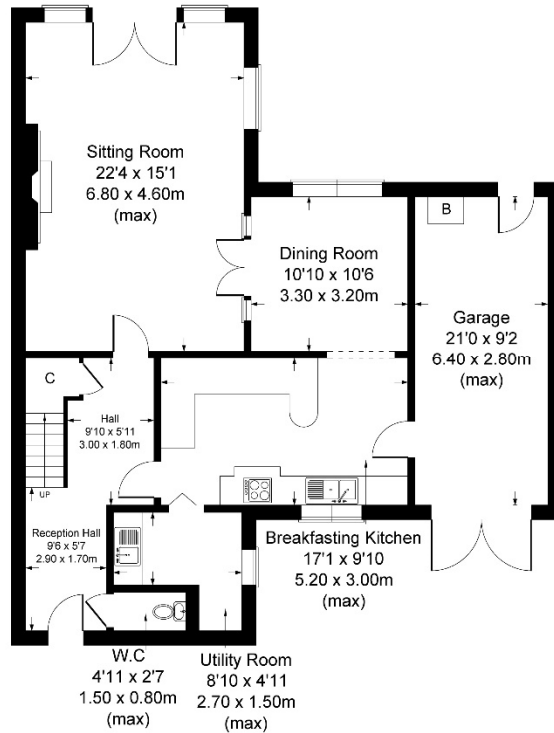
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 40 miles and 66 miles away respectively.



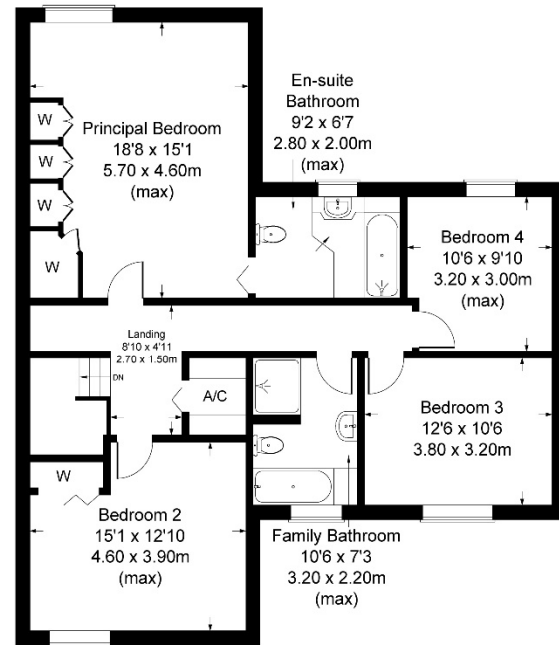
3 St Andrews Court, Drygrange, Melrose TD6 9EB

Approximate Gross Internal Area

2126 sq ft - 197 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd 2018



Directions:

For those with satellite navigation the postcode for the property is: TD6 9EB
From Edinburgh take the A68 South. Continue on this road until you reach Earlston. Proceed through Earlston, and after a mile or so you will come to a signpost for Drygrange, with a lodge house at the entrance. Turn left here, and follow the drive down the hill and you will come to St Andrews Court on your right. Drive into the courtyard and Number 3 sits on your right-hand side in the middle.

Coming from the South take the A68 North and proceed through St. Boswells over the River Tweed and turn right at the signpost for Drygrange 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, septic tank drainage (shared), LPG central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

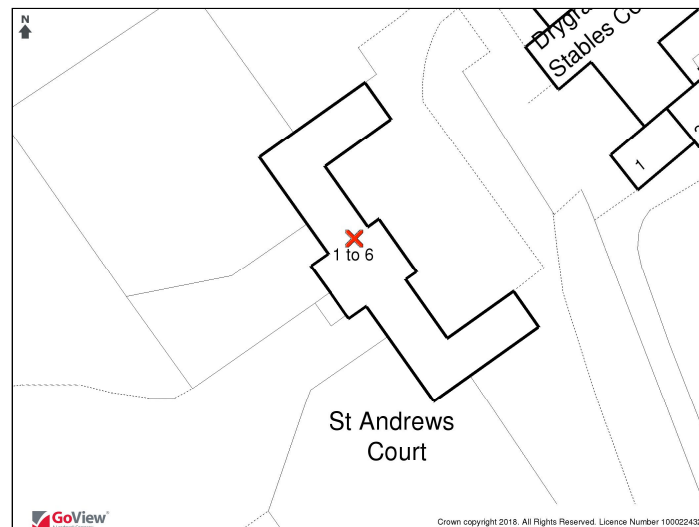
EPC Rating:

Current EPC: D59

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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