



Milnwood is a substantial five-bedroom dormer bungalow situated in a popular residential area of the much sought after Borders town of Melrose.

Approximately one and a half miles from the Borders Railway which will run from Tweedbank to Edinburgh, which is due to open in September 2015, the property is only half a mile from the Borders General Hospital which also lies on the fringes of Melrose.

With flexible accommodation throughout there is opportunity to alter the existing layout to suit any potential purchaser, with bedrooms on the ground floor it would provide an excellent home to a family or retirees.

Internally, the property benefits from five main bedrooms, two bathrooms (one ensuite), a sitting room, a dining room, a breakfasting kitchen, and a wc.

Externally, there is parking for a couple of cars in the driveway to the front of the garage. A charming garden lies to the front and side which is a particular feature, plus additional garden ground to the rear. Useful storage includes a garden shed and two-built in store cupboards at the rear of the garage.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, as is the aforementioned Borders Railway.

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

LOCATION:

Milnwood is situated 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. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, 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, 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, rough and syndicated shooting, horse riding, golf, mountain biking, and a selection of walks including the Southern Upland Way. Local schools include the excellent Melrose Grammar primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside 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 new Borders Railway which will run from Tweedbank to Edinburgh, is due to open in September 2015 and lies approximately one and a half miles away.

DESCRIPTION:

The front door opens into the t-shaped entrance hall on the ground floor with staircase leading to the first floor. The hall is spacious and has storage cupboards, fitted carpet and leads to all rooms on this level.

To the right is the bright and spacious dual aspect sitting room with working fireplace and mantelpiece with stone detailing. There is also a large picture window overlooking the front.

Adjacent to the sitting room is the breakfasting kitchen with an array of fitted wall and floor units, worksurfaces and additional storage cupboards. With space for a small dining table, there is a window above the sink, with views over the side garden and an external door to the rear. Integrated appliances include a dishwasher, sink and four-ring gas hob plus electric oven. There is also space and plumbing for a washing machine and a fridge freezer.

Returning to the hall you will pass the main bathroom with inset sink with storage, a wc and a bath with plumbed shower over. Immediately next door to the bathroom is a separate wc with wash hand basin.

Further rooms on this floor include the dining room, with stripped timber floor, overlooking the rear and three bedrooms, all with fitted wardrobes and carpets. Bedroom three and four sit to the front, with bedroom five lying to the rear.



The staircase leads to the small landing on the first floor and two additional bedrooms to either side, with the principal bedroom benefitting from an ensuite shower room with glazed shower cubicle, plumbed shower, wc and basin. Both bedrooms have windows, and access into the eaves of the attic which has been partially floored offering excellent additional storage, a particular bonus.

Milnwood lies across two levels, but offers a versatile family home which can be easily maintained. With double glazing, gas fired central heating and fitted floor coverings it is a warm and comfortable house, with a large amount of living space that could be re-arranged accordingly.

OUTSIDE:

A driveway to the side offers parking for two cars to the front of the garage which has two built in storage cupboards to the rear.

The majority of the garden, which is a real feature of this property, sits to the front and side with a number of borders, patio area and substantial lawn with dwarf fencing. There is a covered passage which leads to the rear garden which is predominantly used as a vegetable garden with a garden shed, and is a particular bonus.

DIRECTIONS:

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

Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and Earlstoun. On reaching the roundabout, approximately three miles outside Earlstoun, 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, bearing right onto Waverley Road. The turning for Tweedmount Road lies on the right hand side. Turn in here and Milnwood is the third property on the right.

FURTHER INFORMATION:

HOME REPORT:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

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 fired central heating, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: F

EPC RATING:

Current EPC: D65

VIEWINGS:

Strictly by appointment with the selling agents.

OFFERS:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

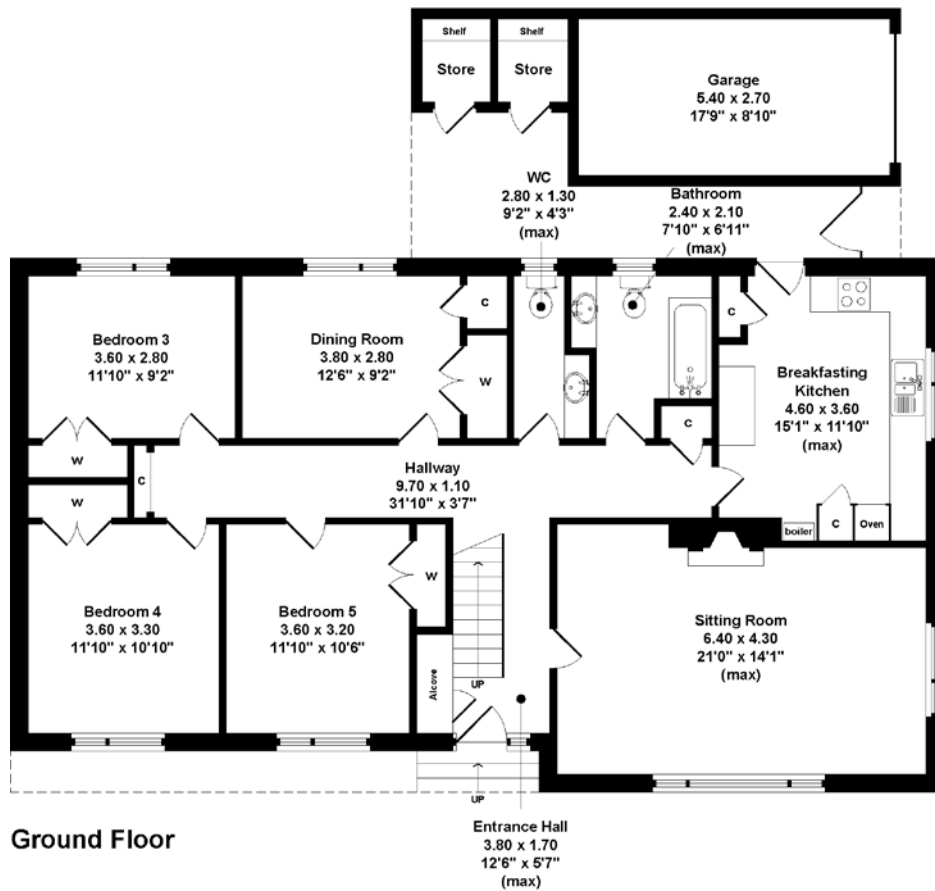
SOLICITORS:

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Milnwood
Tweedmount Road, Melrose, TD6 9ST

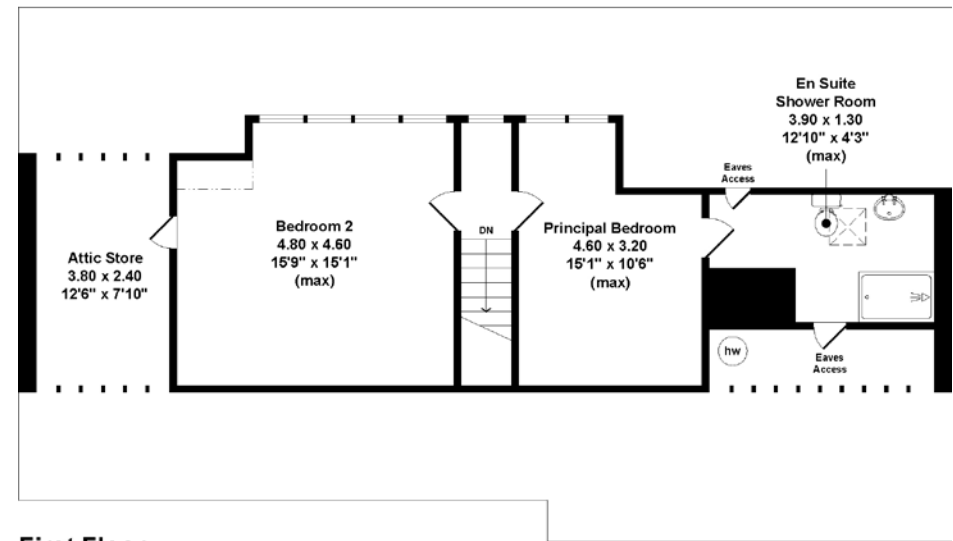
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Ground Floor

Milnwood
Tweedmount Road, Melrose, TD6 9ST

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First Floor

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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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