



**The Paddock is a well presented four-bedroom detached house occupying a desirable position a short walk from the heart of Melrose which was recently voted ‘The Best Place to Live in Scotland’ by The Sunday Times.**

**Situated in a generous plot with a large and attractive garden it provides versatile accommodation with a substantial detached garage which could be extended to provide a useful hobby or workspace, subject to the necessary permissions.**

**With the Borders General Hospital nearby and the rail-link running from Tweedbank to Edinburgh only one and a half miles away, it sits in an excellent location, and within strong primary and secondary school catchment.**

**Internally, the accommodation lies over two floors and comprises four bedrooms, a family bathroom, a shower room, a sitting room, a dining kitchen, a family room and a utility room.**

**Externally, there is an extensive lawn, with decking immediately outside the house, perfect for enjoying al fresco entertaining.**

**Well laid out, there are a number of borders, raised beds and shrubs throughout, which also includes a large greenhouse.**

**Only one and a half miles from the aforementioned Borders Railway, 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:**

The Paddock is situated in the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, and recently voted ‘The Best Place to Live in Scotland’, 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, as well as the thriving Melrose Music Society. 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 runs from Tweedbank to Edinburgh, with the station lying 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.

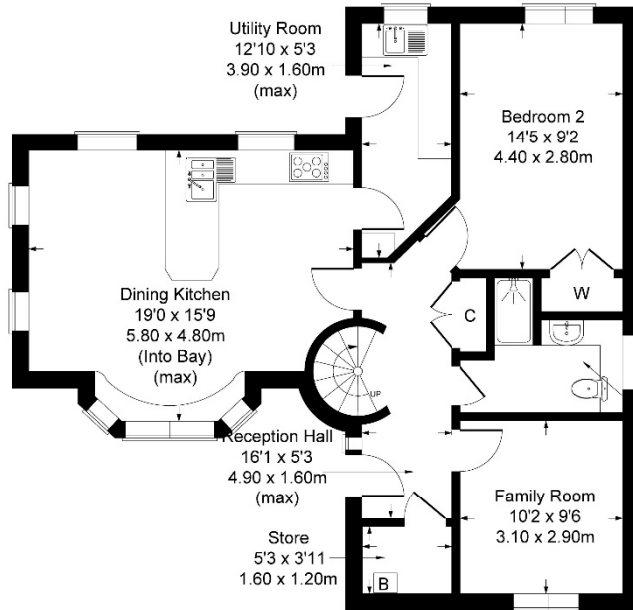
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



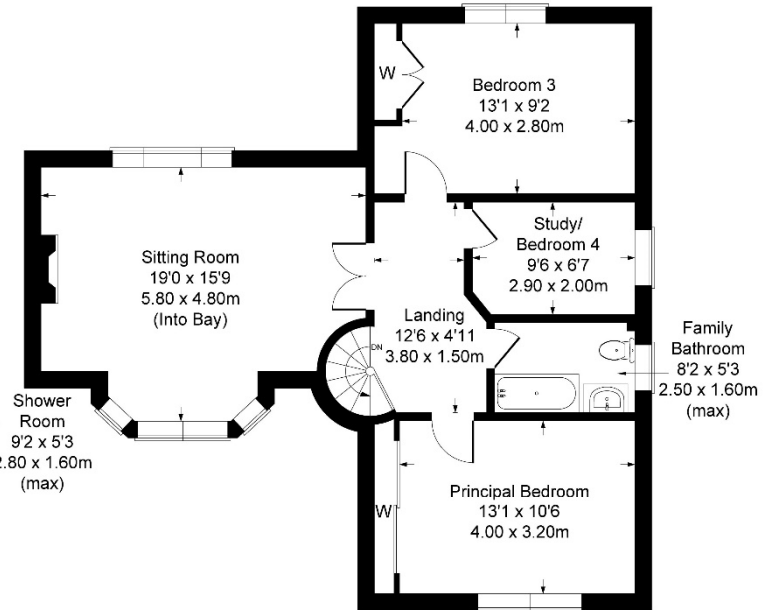


## The Paddock, Huntly Road, Melrose TD6 9SB

Approximate Gross Internal Area  
1560 sq ft - 145 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 9SB  
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, passing the rugby ground on your right, before turning left onto Huntly Road, signposted Weirhill Cemetery. Continue on this road all the way to the end, passing the cemetery and you will come to The Paddock on your left.  
Coming from the West enter Melrose passing the Waverley Castle Hotel on your left, and proceed along Waverley Road, which then becomes High Cross Avenue. Before going down the hill towards the High Street, turn right onto Huntly 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

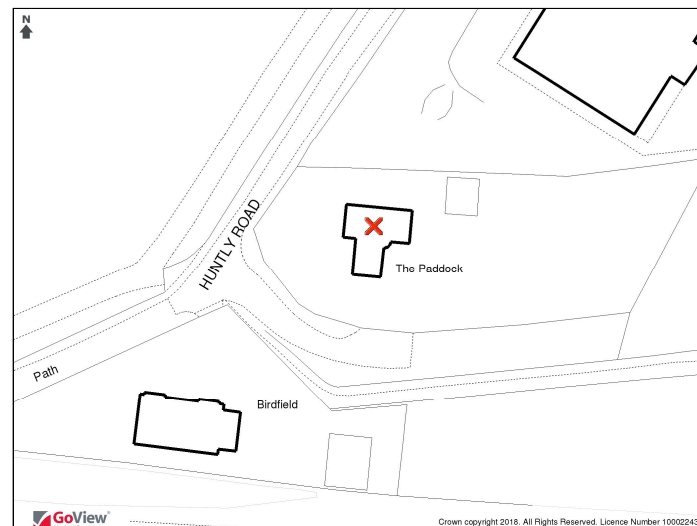
#### EPC Rating:

Current EPC: C74

#### 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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