



Mansfield is the most charming late Georgian, five/six-bedroom 'C'-Listed detached house situated in the much sought after Borders town of Melrose. Deceptively spacious with versatile accommodation over three floors it will appeal to a wide range of buyer, with opportunity to extend the existing layout, subject to the necessary permissions.

With a fabulous garden to the rear, the house lies in close proximity to the town centre, as well as the Borders General Hospital, including the new rail-link running from Tweedbank to Edinburgh which is only one and a half miles away. It really is a fabulous location.

The house benefits from period features throughout, which are particular feature of this quaint and iconic townhouse. Internally, the accommodation, offering good storage throughout, comprises five main bedrooms, two bathrooms, a drawing room, a sitting room, a dining room, a study/bedroom six, a breakfasting kitchen and a laundry room.

Externally, there is driveway parking and a carport to the side. The large garden, a real feature of this exceptional house lies predominantly to the rear and has an extensive lawn and a variety of small shrubs, trees with well stocked herbaceous borders. An area of garden also sits to the front with hedging and attractive tree.

Only one 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, with private schooling also in the town. 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:

Mansfield 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.

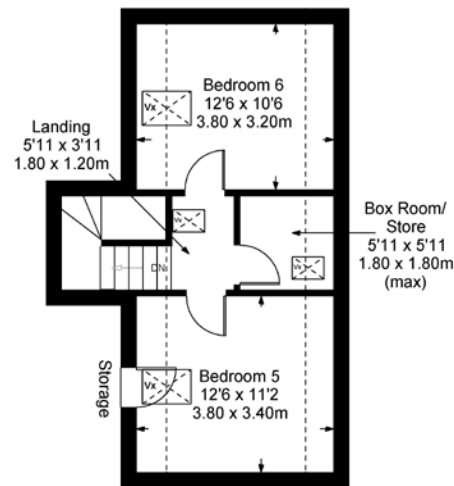
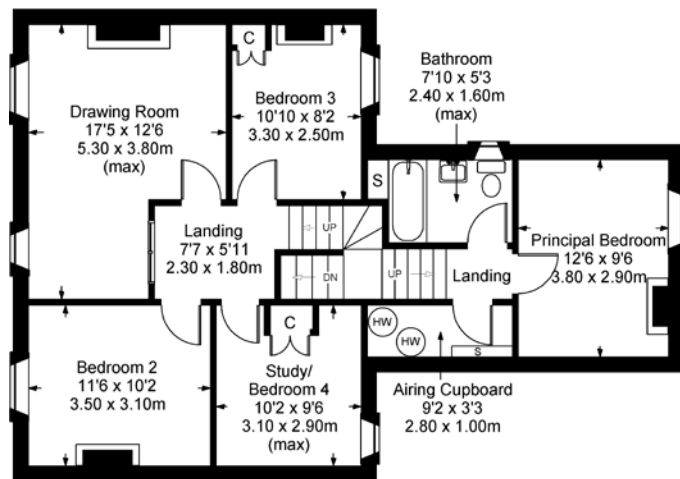
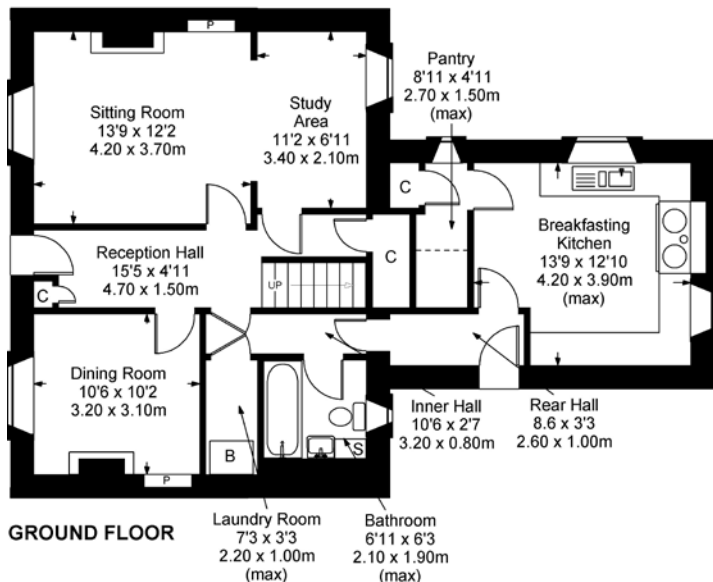
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor 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, 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 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.

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



Mansfield, 6 High Cross Avenue, Melrose TD6 9SQ

Approximate Gross Internal Area
2,076 sq ft - 193 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

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

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 past the rugby club. As you approach High Cross Avenue, you will come to Mansfield which is the second house on the right-hand side after the right turn for Weirhill Place.

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. After approximately one hundred and fifty yards you will reach Mansfield on your left-hand side, which is the second but last house on your left before the left turn into Weirhill Place.

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, oil fired AGA, telephone and broadband

Listing:

Mansfield is a Category 'C' Listed property

Outgoings:

Scottish Borders Council Tax Band Category: G

EPC Rating:

Current EPC: D58

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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