



Charlesfield Place is the most charming three-bedroom semi-detached house situated in the popular conservation village of Darnick. Lying on the fringes of the much sought after Borders town of Melrose, the property is only one mile from the new Borders Railway, which runs from Tweedbank to Edinburgh, which is conveniently located for commuting.

Internally, the house comprises of two double bedrooms, one single bedroom, a shower room, a sitting room and a dining kitchen. There is also excellent storage by way of a substantial attic accessed off the first floor landing. There was planning permission for extending the existing footprint on the ground floor, which has since lapsed, and enquiries should be made in this regard.

Externally, there is a charming garden to the front which is mainly laid to lawn with well stocked borders, a brick-built outhouse and a garden shed. Further up the path lies additional and extensive ground which has a lawn, patio area and large vegetable garden with greenhouse. There is on-street parking nearby.

Edinburgh is easily accessible via the A68, with most Borders towns readily available from this central location, as well as via the aforementioned Borders Railway which lies approximately one mile away.

Edinburgh 37 miles. Galashiels 4 miles. Tweedbank 1 mile. Peebles 23 miles.

(All distances are approximate)

Location:

Charlesfield Place is located in the popular conservation village of Darnick which lies on the Western fringes of 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 four miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

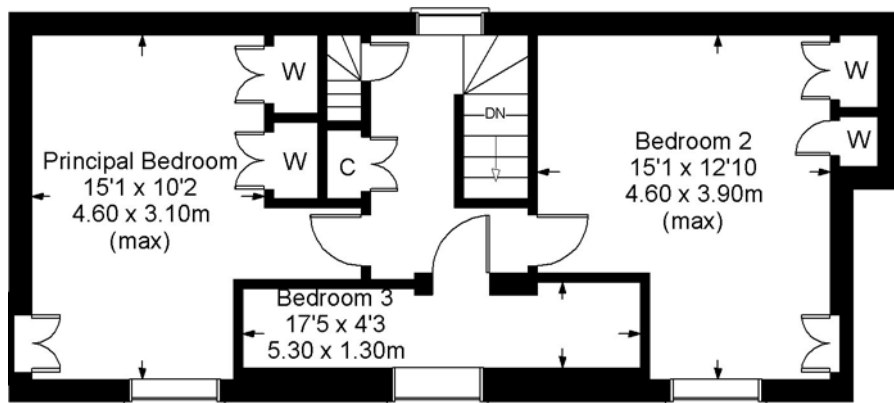
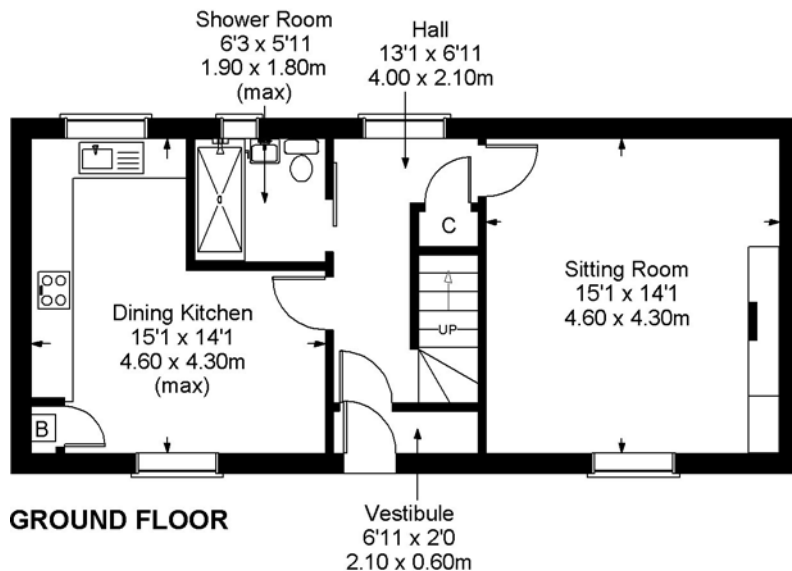
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor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



Charlesfield Place, Smiths Road, Darnick, Melrose TD6 9AN

Approximate Gross Internal Area
1,070 sq ft - 99 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2016



DIRECTIONS:

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

From Melrose town centre, proceed West down the High Street past the Melrose Rugby Club and bear round onto Waverley Road. Continue on this road for approximately half a mile and take the turn off onto the Abbotsford Road (Darnick) on the left, just past the Waverley Castle Hotel; continue into Darnick. Turn right into Smiths Road and Charlesfield Place is immediately on the right hand side. Proceed through a pedestrian gate and up the path. It is the second door on the right.

From Galashiels take the A6091 to Melrose and at the third roundabout take the 2nd exit signposted Melrose. Continue on this road for approximately four hundred yards and turn right onto the Abbotsford Road (Darnick) 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: B

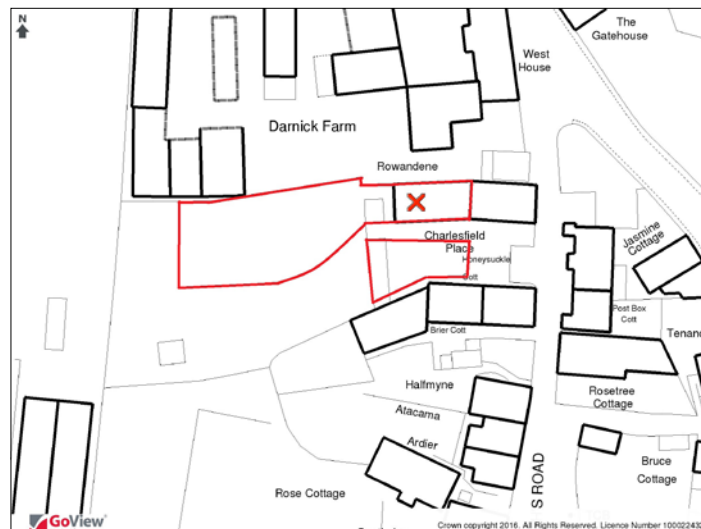
EPC Rating:

Current EPC: E50

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.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk