



The Pendstead is a unique and immaculately presented property occupying an enviable position in the heart of the much sought after Borders town of Melrose.

A short distance from the new Borders Railway link at Tweedbank, that is due to open in September 2015, there are features in abundance and the residential and commercial opportunities are endless. The two large rooms on the ground floor could be incorporated into the current residential footprint or as a mixed use premises for those working from home or a change of use to retail or commercial, subject to the necessary permissions.

Internally, the main accommodation occupies the first and second floors and comprises four bedrooms, two bathrooms, a sitting room, a family room and a large dining kitchen which is the focal point of the property.

Externally, there is parking for several cars to the front, with feature cobbles, paved designs, and the extensive garden to the rear, accessed via the pend with lawn, and decking which are a sight to behold for a property in such a central location.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location. The new Borders Railway which will run from Tweedbank to Edinburgh, is due to open in September of 2015 and lies approximately one and a half miles away.

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

LOCATION:

The Pendstead is situated in the heart 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. 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 external stone staircase leads to the original front door on the first floor and the main accommodation. An entrance hall accesses either the dining kitchen to the right or the reception hall which sits at the foot of the staircase and opens into the bright and spacious sitting room which is dual aspect with feature multi-fuel stove, wooden mantle and stone detailing. Attractive reclaimed wood panelling and built in cupboards add to the ambience off which the family area lies with window overlooking the garden at the rear and provides an informal and cosy space.

Glazed double doors lead into the dining kitchen which lies the whole length of the property and is the heart of the accommodation. The dining area is spacious and leads onto a balcony overlooking the garden and a spiral staircase to the ground level. The kitchen area is fully fitted with oak wall and floor units, tiled splashback and a large island with corian worktops and inset five-ring hob, plus integrated dishwasher and ceramic sink.

Adjacent to the kitchen is the utility room with additional storage, worktops, sink, including space and plumbing for a washing machine and tumble dryer. A further door leads back into the entrance hall, to the spacious bathroom with full height tiling, bath, wc and separate large shower cubicle.

The staircase with fitted runner leads to the galleried landing and four bedrooms, a boxroom and a shower room.

All of the bedrooms are double bedrooms with fitted carpets, and have windows overlooking the side and rear. The principal bedroom has a vanity unit style wash hand basin, and an array of wardrobes with all rooms benefitting from storage of some sort. The box room is a useful internal store room, but could be a small office or walk-in wardrobe.

The shower room offers good storage with a wc, a basin and large glazed shower cubicle with plumbed shower, under floor heating and full height tiling completing the accommodation on this level.



The Pendstead lies across three levels and offers a wealth of opportunity in a superb location. With excellent residential space, there is opportunity to create commercial premises on the ground floor, subject to the necessary permissions. This property really should be viewed to be appreciated.

OUTSIDE:

The sole entrance to The Pendstead is a shared access leading directly off the High Street to a set of timber gates which open into a spacious gravel sweep to the front with parking for a number of cars. With feature cobbled front and decorative paved areas it is a striking entrance, with external stone staircase leading to the main accommodation.

The rear garden, accessed by the pend, benefits from a generous lawn with a substantial array of borders and extensive decking, which lies immediately outside the garden room, with original cast iron fireplace, which is a real bonus and allows for al fresco dining or use as a home office. The full length playroom to the other side offers excellent space, and could be turned into commercial or residential premises subject to the necessary permissions.

External storage includes the secure store room with wc and wash hand basin, and cupboard plus boiler room, and oil tank. There is also a garden shed, which is included in the sales price.

DIRECTIONS:

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

Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and 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 into the Market Square. Continue a short distance down the High Street, and you will reach the only entrance to The Pendstead which is on the left, immediately after Martin Baird Butcher.

Coming from the West, enter Melrose and proceed along Waverley Road which becomes High Cross Avenue and continue onto the High Street, bearing left onto Buccleuch Street and continue forward on the one way system into the Market Square. Turn right onto the High Street, and you will reach the only entrance to The Pendstead which is on the left, immediately after Martin Baird Butcher.

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, oil fired central heating, telephone (subject to regulations).

OUTGOINGS:

Council Tax Band Category: D

EPC RATING:

Current EPC: F24

VIEWINGS:

Strictly by appointment with the selling agents.

LISTINGS:

The Pendstead is a category 'C' Listed building.

MISC:

It should be noted that a right of pre-emption exists on The Pendstead, and enquiries should be made in this regard.

ACCESS:

A gate situated in the rear garden will be blocked off prior to completion, and enquiries should be made in this regard.

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:

Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439

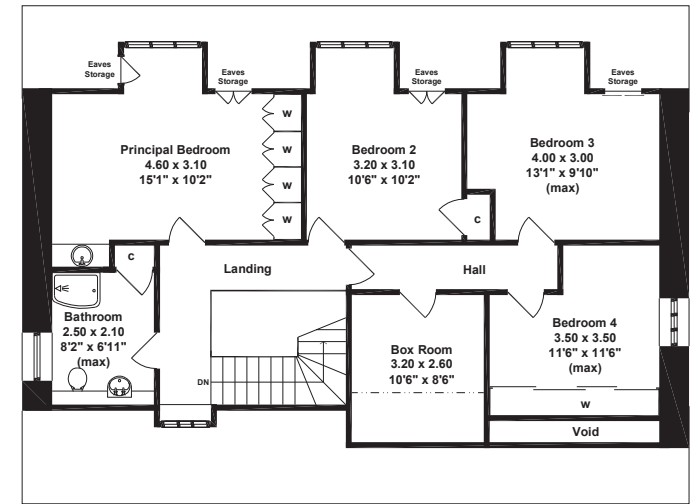
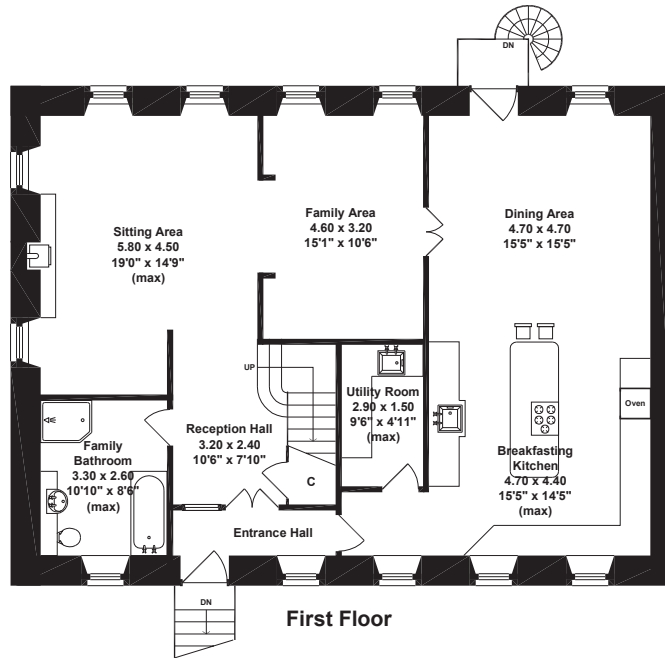
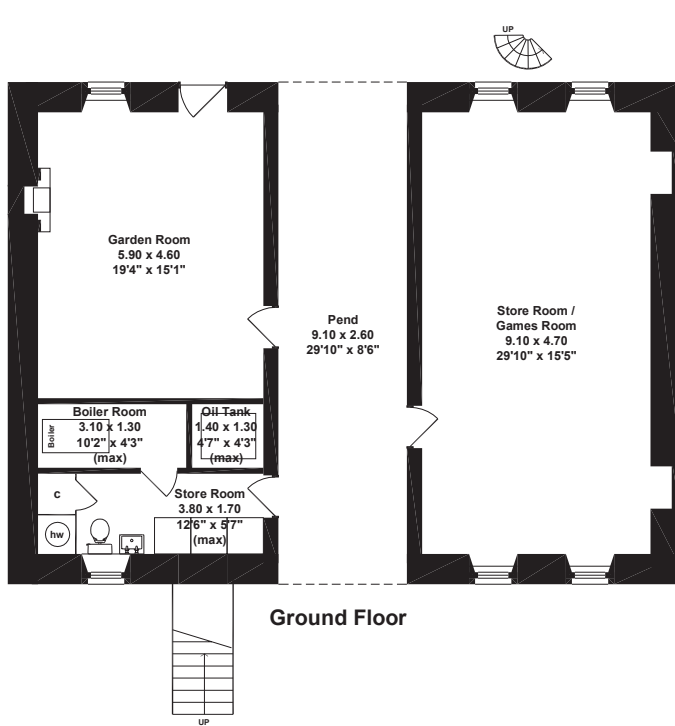


The Pendstead

High Street, Melrose, TD6 9PB

FOR IDENTIFICATION ONLY - NOT TO SCALE

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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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