



The Knoll, 1 Big Bell Wynd, Newstead, Melrose

The Knoll is a charming two-bedroom detached bungalow situated in the historic village of Newstead, which lies on the fringes of the popular Borders town of Melrose which is only two and a half miles from the new Borders Railway, opening in September 2015, which will run from Tweedbank to Edinburgh

Internally, the property comprises two bedrooms, an ensuite shower room, a bathroom, a sitting room with dining area, a breakfasting kitchen, and a utility room.

Externally, the property has a most attractive garden with lawn and well stocked borders, plus a private parking space and a garage to the side.

Edinburgh and Newcastle are easily accessible via the A68, with most Border towns readily available from this central location. The Borders Railway, only two and a half miles away will run between Tweedbank and Edinburgh and is scheduled to open in September 2015.

Edinburgh 39 miles. Melrose 1 mile. Galashiels 6 miles. Tweedbank 2.5 miles
(All distances are approximate)



Location:

The Knoll is located in Newstead, only a short distance from 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, 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 Borders Railway, only two and a half miles away and opening in September 2015, will run between Tweedbank and Edinburgh.

Description:

Access to the property is via the front door with porch which leads in to the vestibule and then through to the hall, which has two good storage cupboards and fitted bookcase.

The sitting room with dining area lies to the right and is a bright and spacious with gas fire and wooden mantelpiece which is a focal point of this room, as are the sliding doors leading onto a balcony overlooking the garden.

Across the hall is the breakfasting kitchen which is fully fitted with plentiful worksurfaces, and includes a four-ring gas hob, double oven with grill, and a stainless steel sink beside the window overlooking the front. There is also space and plumbing for a dishwasher and a small fridge. Off the kitchen is the utility room with further storage, and space and plumbing for a washing machine and a tumble dryer. There is also an external door to the side which leads to the garage.

Returning to the oval shaped hall you will come find two generous double bedrooms with fitted carpet, and built-in wardrobes. The principal bedroom also benefits from an ensuite shower room, with wc and shower cubicle which is a particular feature.

The bathroom lies adjacent to bedroom two and has a bath, a pedestal wc plus wash hand basin and a bidet.

The Knoll is a well presented home in a quiet residential area with a lovely garden and private parking. Double glazed with fitted floor coverings and gas central heating it offers a warm and comfortable house with an abundance of natural light through its many windows.

Outside:

The beautifully maintained garden ground sits to three sides of this property. The main garden lies to the side with attractive lawn and plentiful borders which are well stocked and a real focal point of this property. There is also a herb/vegetable garden at the rear and a gravelled area to the rear of the garage which is ideal as a drying area.

The garage is particularly useful, with lighting and power and a private parking space beside the garden is a welcome bonus.

A garden shed is also included in the sales price.

Directions:

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

From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately 1.5 miles, and turn right signposted Newstead and follow the road into the village. After approximately two hundred yards you will reach the turning for Big Bell Wynd which is on the left hand side. Turn in here and you will come to a private parking space just beyond the property on the left, opposite a small parking area.

From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose followed by an immediate right hand turn which will take you down Dean Road towards Newstead. Follow the road all the way down and turn right at the T-junction. Continue through the village and shortly before leaving the village you will reach the turning for Big Bell Wynd which is on the right hand side. Turn in here and you will come to a private parking space just beyond the property on the left, opposite a small parking area.

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, mains gas, telephone (subject to regulations).

Outgoings:

Council Tax Band Category: E

EPC Rating:

Current EPC: D60

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.

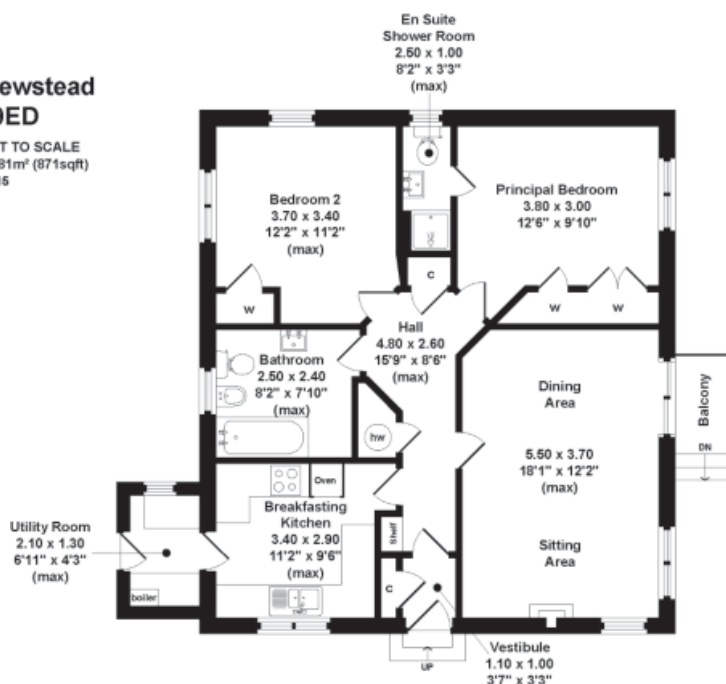
Solicitors:

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

Contact: Jane Johnstone Telephone: 01896 752 379 Fax: 01896 754 439

The Knoll 1 Big Well Wynd, Newstead Melrose, TD6 9ED

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 81m² (871sqft)
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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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