



**Waiwuri, 15 Ormiston Grove is an attractive and well-proportioned three-bedroom detached bungalow situated in a popular residential area of the much sought-after Borders town of Melrose which was voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times.**

**Requiring a degree of upgrading, the property sits in an excellent location, only a short walk into the centre of town. The railway station at Tweedbank is only one and a half miles away, and the Borders General Hospital lies on the edge of Melrose which offers strong transport links and access to an array of amenities. Also located in a much sought after primary and secondary school catchment, the house also has extensive garden ground to the front and rear, plus a garage which offers potential to extend the existing footprint, subject to the necessary permissions.**

**Lying across one level, the accommodation comprises three bedrooms, a bathroom, a sitting room with dining area, a kitchen and a conservatory. There is generous storage throughout, with fitted wardrobes, a useful attic space, plus gas central heating, and double glazing making this a warm and comfortable home in a highly accessible location.**

**Externally, there is a generous front garden, with ample parking to the front of the garage, which has been thoughtfully laid out with flower beds and a variety of shrubs, bushes and small trees. The enclosed south-facing garden to the rear is a particular feature and is mainly laid out with flower beds and shrubs. Private with fencing to all sides, it is a welcoming area to sit out and enjoy more informal entertaining.**

**Given its location and potential, it really is a property that should be viewed to be appreciated.**

**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.**

**Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles.**

**(All distances are approximate)**

#### **Location:**

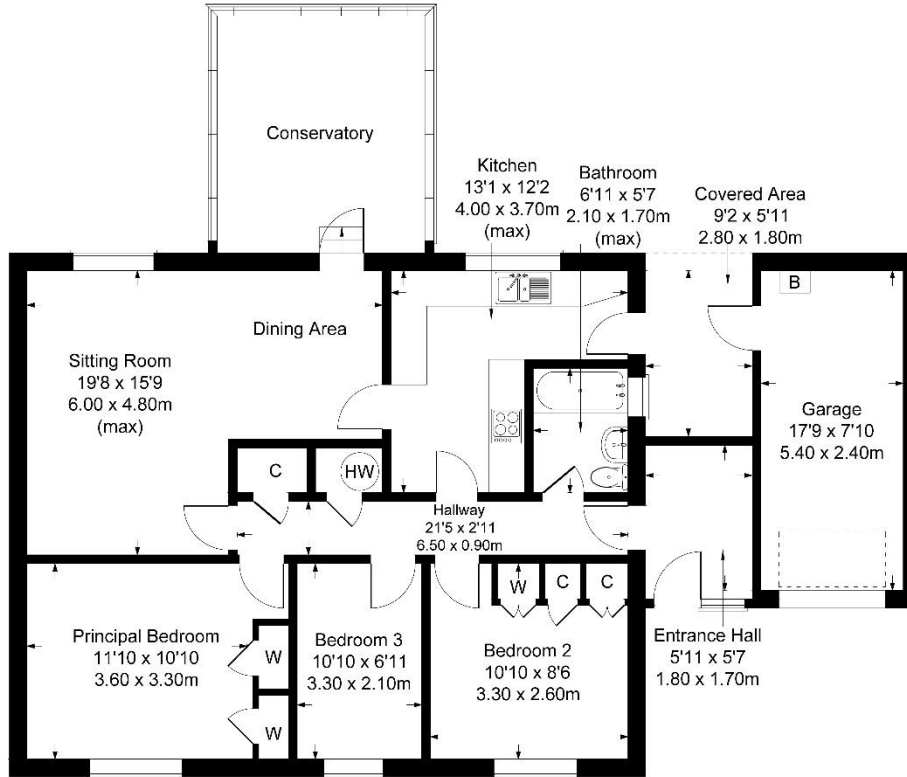
Waiwuri, 15 Ormiston Grove is situated in a most desirable residential area of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, situated between the Eildon Hills and River Tweed, it has just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times. 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. 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, the station lies approximately two 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.



Waiwuri, 15 Ormiston Grove, Melrose TD6 9SR



**GROUND FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2023



### Directions:

For those with satellite navigation the postcode for the property is: TD6 9SR  
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 through the town centre, down the High Street and onto High Cross Avenue, bearing left up High Cross Avenue towards Darnick.  
Turn first available left onto Ormiston Terrace and follow the road round until you reach the left turn for Ormiston Grove. Turn left here and left again and keep going all the way round the corner. Proceed straight ahead and you will see the driveway opening for Waiwuri immediately ahead of you.  
Coming from the West, enter Melrose and proceed along Waverley Road and turn right into High Cross Avenue, 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: E

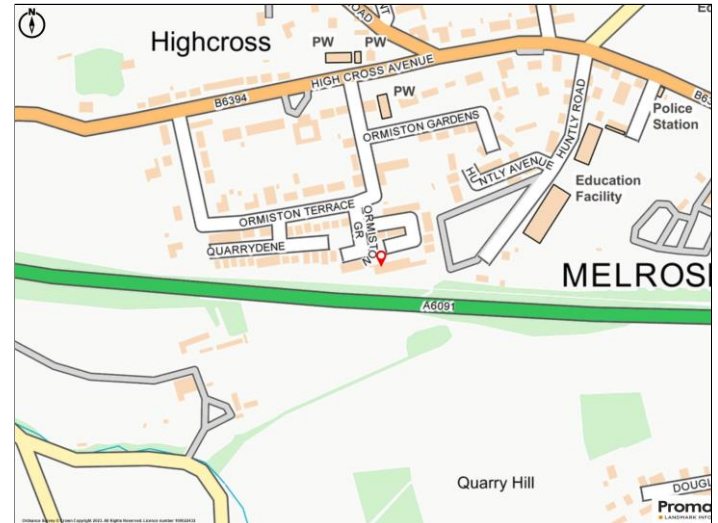
#### EPC Rating:

Current EPC: D61

#### 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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