





**Prieston House is the most charming and beautifully presented Georgian four-bedroom farmhouse which dates from around 1720. Situated approximately five and a half miles from the much sought after Borders town of Melrose, it is in striking distance of the Borders Railway running from Tweedbank to Edinburgh.**

**With period features in abundance, the property sits in approximately 3.5 acres of garden and grounds, with a paddock extending to around 1.8 acres. Of particular note is The Annexe, which provides additional two-bedroom self-contained accommodation above the double garage and workshop.**

**Internally, the farmhouse lies across three levels and comprises four bedrooms, two bathrooms (one ensuite), a drawing room, a dining room, a dining kitchen, a family room, an office, a utility room and downstairs shower room. The Annexe has two bedrooms, an open plan sitting/dining room with kitchen area, a shower room and a sauna.**

**Externally, there is plentiful parking in the driveway and to the side of the house as well as in the double garage. The well stocked and professionally landscaped gardens are a particular feature of Prieston House with an abundance of mature trees and specimen shrubs. With lawn to the front and back, water features and terracing in several different areas you can enjoy the gardens from several aspects.**

**Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, as is the aforementioned Borders Railway and the Borders General Hospital which lies on the outskirts of Melrose.**

**Edinburgh 43 miles. St. Boswells 5.0 miles. Tweedbank 7.5 miles. Melrose 5.5 miles.**

**(All distances are approximate)**

#### **Location:**

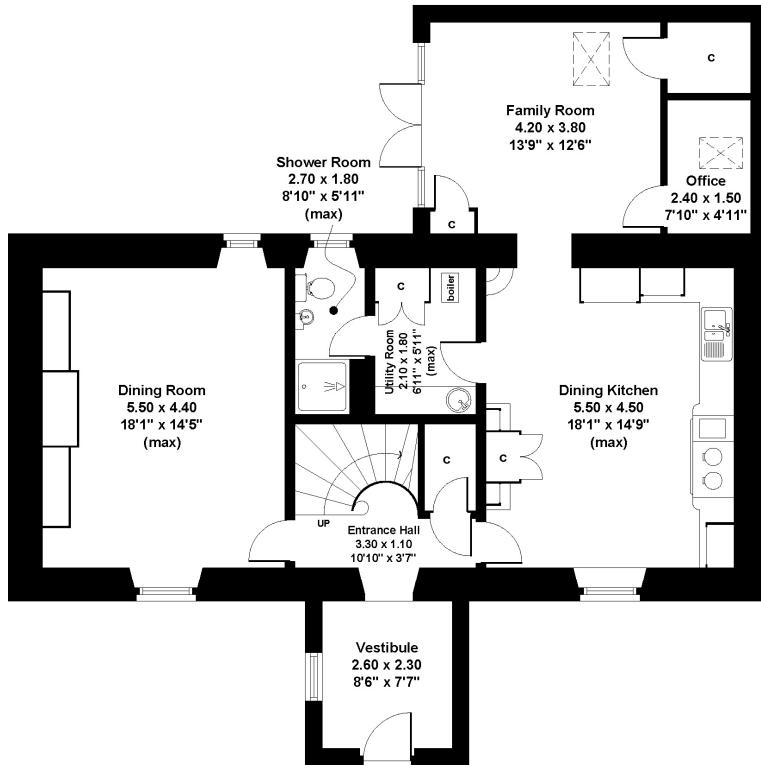
Prieston House is situated in a picturesque rural location only five and a half miles from the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, and recently voted 'The Best Place to Live in Scotland', Melrose is situated between the Eildon Hills and River 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. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School which is routinely named one of the best state schools in the region. 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 and runs from Tweedbank to Edinburgh, with the station lying approximately seven 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.

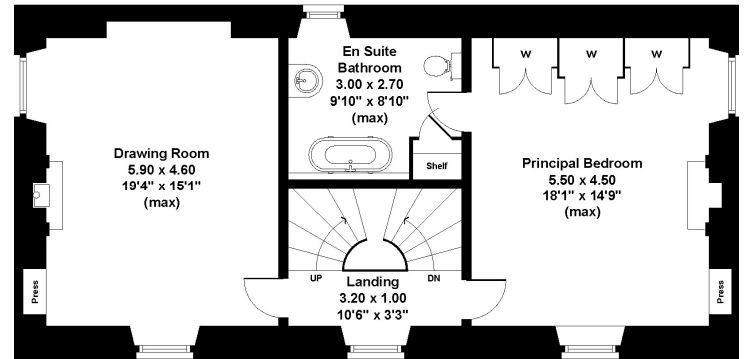
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.

# Prieston House Melrose, TD6 9HQ

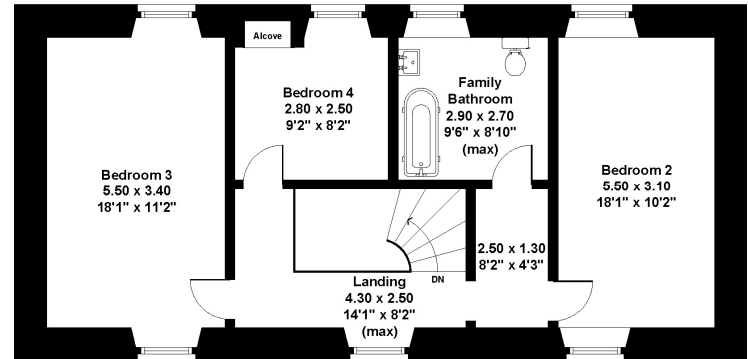
FOR IDENTIFICATION ONLY - NOT TO SCALE



Ground Floor



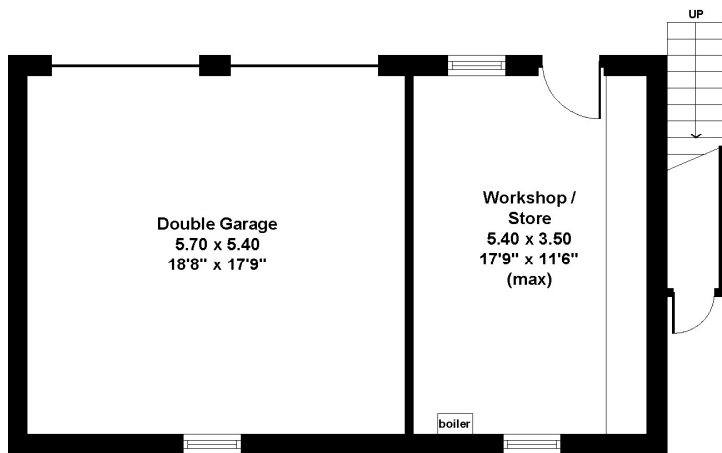
First Floor



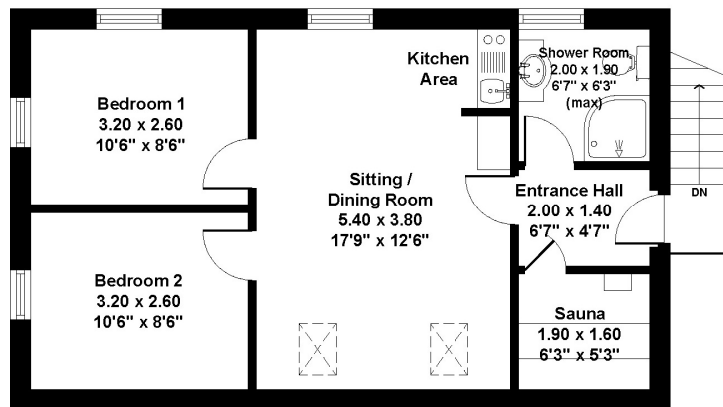
Second Floor

**Prieston House Annexe  
Melrose, TD6 9HQ**

FOR IDENTIFICATION ONLY - NOT TO SCALE



**Ground Floor**



**First Floor**





### Directions:

For those with satellite navigation the postcode for the property is: TD6 9HQ. Coming from Edinburgh, proceed South on the A68 for Jedburgh/Newcastle. Continue through Pathhead, Lauder and Earlston, until you reach St. Boswells. On passing the Buccleuch Arms Hotel and cricket pitch turn immediately right onto the A699 signposted Selkirk. Continue on this road for approximately five miles. The property is signposted, and sits on the left hand side. If you have reached the turn-off for Midlem, you have gone too far.

Coming from the South on the A68 approach St. Boswells and take the left turn onto the A699, before the cricket pitch and follow the above directions.

From Selkirk on the A7 North or South, take the turn off for the A699 signposted St. Boswells. Continue on this road for approximately four and a half miles. The property is signposted and sits on the right hand side. It is only a short distance after the turn off for Midlem.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, septic tank drainage (for both Prieston House and The Annexe), oil fired central heating (for both Prieston House and The Annexe), telephone and broadband (subject to regulations).

#### Outgoings:

Scottish Borders Council Tax Band Category: G

#### EPC Rating:

Current EPC: F34

#### 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.



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