





Oakside is an immaculately presented five-bedroom detached house located in the much sought-after Borders town of Melrose, recently voted 'The Best Place to Live in Scotland' by The Sunday Times.

Situated within a popular residential development the property enjoys lovely views of the Eildon Hills to the front with an attractive woodland backdrop to the rear.

Within walking distance of the town centre, as well as the Borders General Hospital, the property is approximately two and a half miles away from the rail-link at Tweedbank which runs to Edinburgh. It also sits within a strong primary and secondary school catchment with the primary school also within walking distance and the secondary school bus stopping at the road-end, which is a particular bonus.

Internally, the house has been thoughtfully extended to provide a spacious family home throughout and comprises five bedrooms, a family bathroom, three shower rooms, a sitting room, a family room, a breakfasting kitchen, a further family area with dining area off, a utility room and a downstairs wc. With an office and a snug which is accessed by a spiral staircase, over the garage, there is a possible guest wing to the side including one of the aforementioned bedrooms and shower rooms providing excellent flexible living.

Beautifully appointed, the kitchen has quality fittings, granite worktops as well as an Aga which is a real feature. There is also an open fire in the sitting room and a flue-less gas stove in the dining area, plus excellent storage throughout with a floored attic providing further storage space.

Externally, the property sits on a large plot with generous garden ground to the front and rear, with the garden at the rear benefitting from a woodland backdrop, lawn and a patio area plus a double length shed complete with power and lighting, as well as an additional garden shed. There is also plentiful parking for several cars to the front of the integral double garage with electric doors.

The development lies adjacent to the Melrose Golf Club which nestles below the Eildon Hills, and is also conveniently located for commuting with Edinburgh easily accessible via the A68, and most Borders towns readily available from this central location.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 2.5 miles. Peebles 22 miles.

(All distances are approximate)

Location:

Oakside is located in a popular residential development on the Southern fringes of 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.

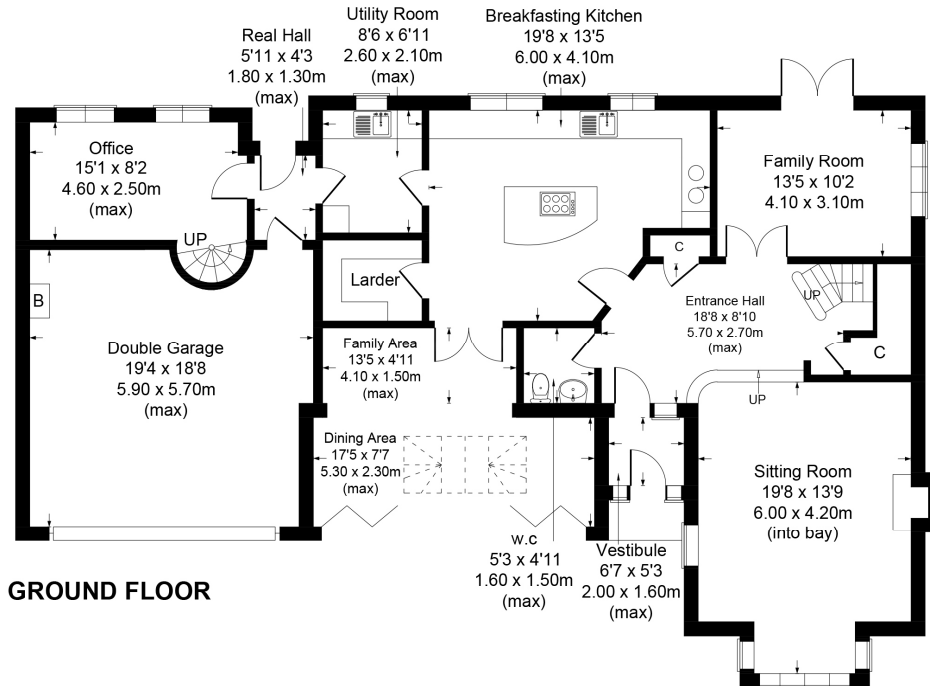
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor 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 which opened in September 2015 and 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.

Oakside, 7 Scottsdale, Melrose TD6 9QE

Approximate Gross Internal Area

3229 sq ft - 300 sq m



GROUND FLOOR

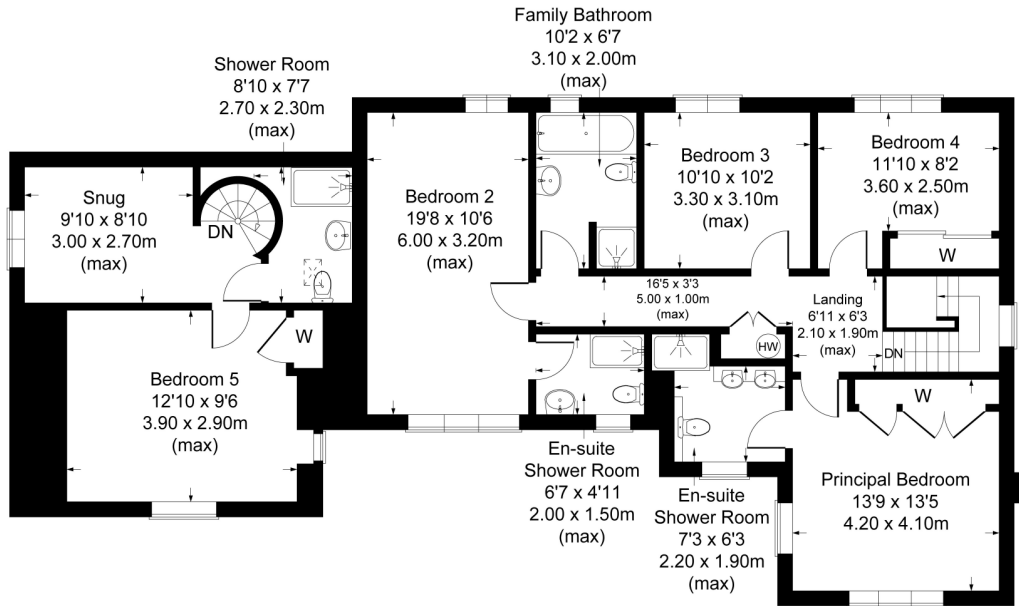
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FIRST FLOOR

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Directions:

For those with satellite navigation the postcode for the property is: TD6 9QE
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. Turn immediately left and go up Dingleton Road, passing underneath the by-pass. Continue up Dingleton Road passing the entrance to the golf course on your left. Proceed up the hill and just before leaving Melrose you will see a sign for Scottsdale on your right. Turn right and follow the road round and into the development. Number 7 sits on your left-hand side three quarters of the way down.

From the South, follow the A68 through St. Boswells and turn left at the aforementioned roundabout and follow the instructions from there.

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: G

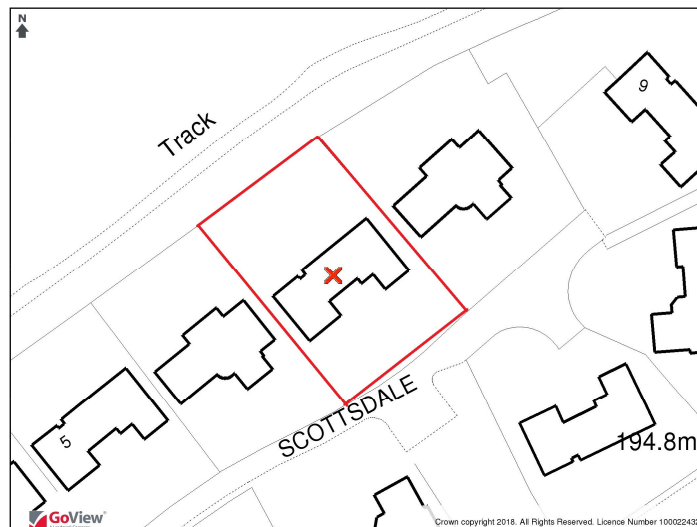
EPC Rating:

Current EPC: C77

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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