



**4 Fairways is an immaculately presented three-bedroom detached house situated in a popular residential development in the much sought after Borders town of Melrose.**

**Only two miles from the new Borders Railway, which runs from Tweedbank to Edinburgh, it is conveniently located for commuting, and sits in a strong primary and secondary school catchment.**

**Recently extended to create a fabulous dining kitchen, and utility room, the property provides a charming family home at the foot of the Eildon Hills.**

**Internally, the house comprises three bedrooms, an ensuite shower room, a bathroom, a sitting room, a large dining kitchen, a utility room, and a downstairs wc.**

**Externally, there is private driveway parking to the side, with lawn, borders and pathway to the front. The enclosed garden, which is a particular feature, lies to the rear, and is mainly laid to lawn with extensive decking, which is accessed from the dining area via double doors providing an excellent outside space for entertaining.**

**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 which lies approximately two miles away.**

**Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 2.0 miles. Peebles 22 miles.**

**(All distances are approximate)**

#### **Location:**

4 Fairways is located in 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, 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. 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 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.

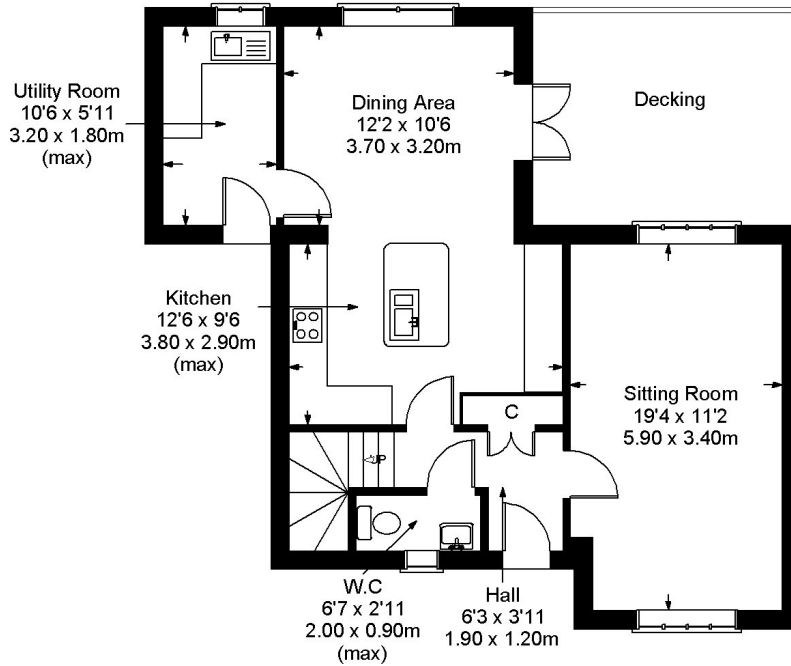
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



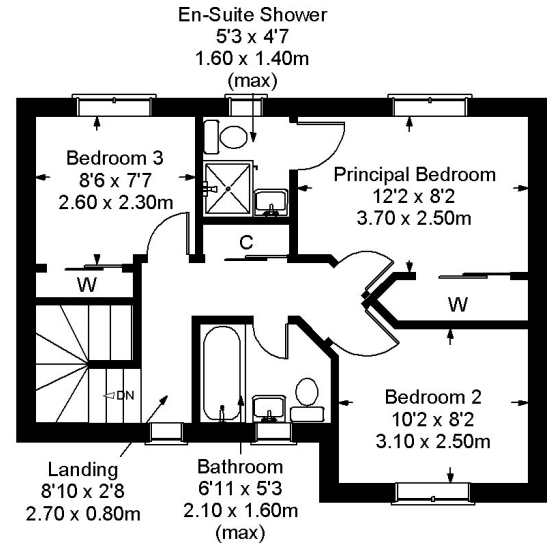


## 4 Fairways, Melrose TD6 9HL

Approximate Gross Internal Area  
1,116 sq ft - 104 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2016





## DIRECTIONS:

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

From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately two miles, and turn right signposted Melrose and follow the road into the Market Square, taking the first left turn up Dingleton Road. Pass the entrance to Cherrytrees Nursery on your left and continue up the hill towards the golf course. Turn right into Chiefswood Road and take the 2nd right turn into Fairways. Proceed forward and bear left. Number 4 sits on your left hand side.

From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose follow the aforementioned 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

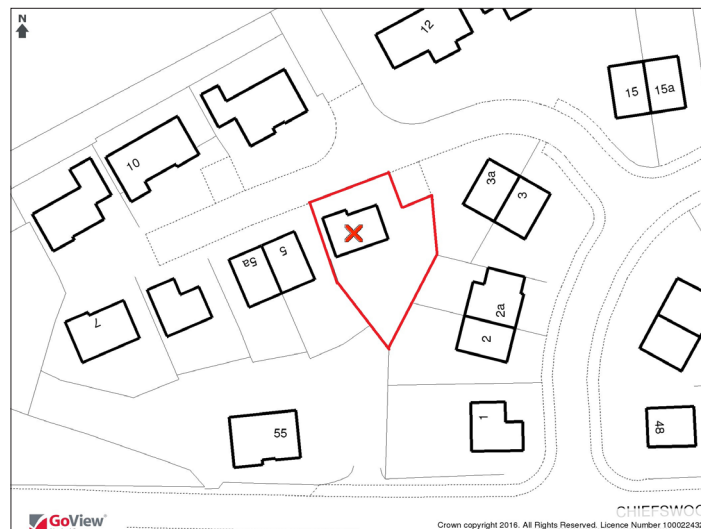
### EPC Rating:

Current EPC: C69

## 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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