



Coralbank, 4 Ormiston Grove, Melrose

Coralbank is a generous four-bedroom semi-detached bungalow situated in a popular residential area of the much sought after Borders town of Melrose. The property is only one and a half miles from the new Borders Railway, due to open in September 2015, which will run from Tweedbank to Edinburgh.

Requiring modernisation and refurbishment throughout the property has views to the Eildon Hills and is only a short walk from the Borders General Hospital.

Internally, the house comprises four bedrooms, a bathroom, a sitting room, a dining room, a breakfasting kitchen and a utility room. There is also access to the attic which provides useful storage and a hobby space.

Externally, the garden extends around the property with two separate gated accesses. The main garden ground facing South with a small lawn, patio and plentiful, well stocked borders and views towards the Eildon Hills. There is on-street parking immediately outside the property and a single garage forming part of a larger block further up the street.

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 is due to open in September of 2015 and lies approximately one and a half miles away.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles.
(All distances are approximate)



Location:

Coralbank is situated in 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 (home to the Borders Book Festival), 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 new Borders Railway which will run from Tweedbank to Edinburgh, is due to open in September 2015 and lies approximately one and a half miles away

Description:

The front door which sits to the side opens into the entrance hall of the property, which leads to a hall off which the four bedrooms lie. All of the bedrooms are south facing with the principal bedroom and bedroom two having built-in wardrobes.

At the far end of the property sits the large and bright sitting room with concertina style doors opening into the dining room which is a particular feature of this property, providing a large reception area. Lying adjacent to the dining room is the breakfasting kitchen which benefits from fitted wall and floor units, worksurfaces and a four-ring cooker plus window overlooking the garden at the rear.

Returning to the entrance hall you will find the bathroom, which sits next to the utility room with external access to the rear of the property and the back garden.

A cupboard off the hall has a narrow fitted stair leading up to the attic which provides an excellent hobby space, or useful storage.

Coralbank offers someone an excellent opportunity to create a charming home in a popular residential location. Whilst requiring extensive modernisation the property benefits from double glazing, gas central heating and attractive views.

Outside:

The garden extends around the property with two separate gated accesses. The main garden ground faces South with a small lawn, patio and plentiful, well stocked borders and views towards the Eildon Hills.

The garden to the rear has a garden shed, greenhouse drying area and vegetable patch directly outside the utility room.

There is on-street parking immediately outside the property and a single garage forming part of a larger block further up the street.

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 again and proceed forward. Coralbank is the last property on the right hand side as you begin to turn the corner.

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, gas central heating, telephone (subject to regulations).

Outgoings:

Council Tax Band Category: F

EPC Rating:

Current EPC: E47

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:

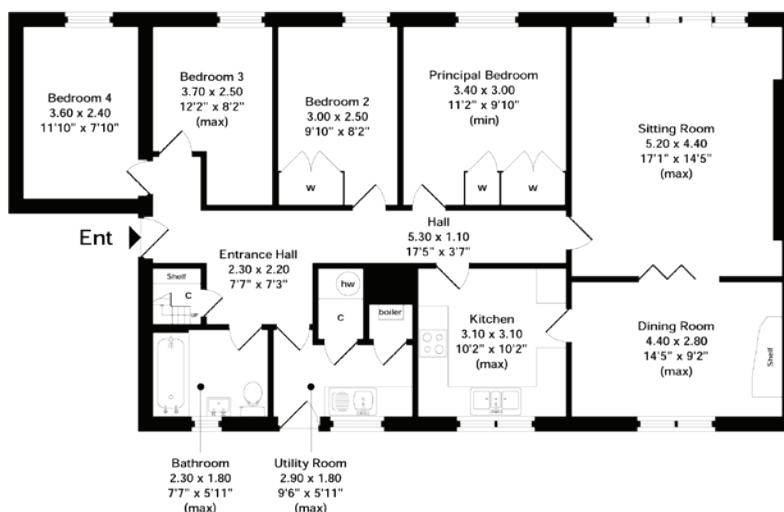
Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439

www.macphersonproperty.co.uk

Coralbank 4 Ormiston Grove, Melrose, TD6 9SR

FOR IDENTIFICATION ONLY - NOT TO SCALE
Approximate Gross Internal Area: 117m² (1,259sqft)
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Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS

Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk