



Spadislee is the most unique three-bedroom detached farmhouse situated in a picturesque rural setting with fabulous views of the rolling countryside. Set in around 1.3 acres of extensive garden ground, the property is only five and a half miles from Melrose with nearby Earlston offering excellent primary and secondary schooling. With the A68 readily available, there are excellent transport links, with the Borders Railway at Tweedbank providing regular services to Edinburgh.

**With the utmost privacy, the property offers superb potential to extend the existing accommodation and create the most lovely family home, in a very desirable location, subject to the necessary permissions.**

**Internally, the farmhouse lies across two levels and comprises three double bedrooms, a bathroom, a sitting room, a dining room, a breakfasting kitchen, a sun porch, a utility room and a downstairs wc. With good storage throughout, the property provides flexible living, with oil fired central heating, and a working fireplace in the sitting room offering a warm and comfortable home.**

**Externally, the property sits in approximately 1.3 acres with plentiful parking to the side and rear of the property, plus a large garage which also benefits from an integral workshop. Of particular note is the extensive external storage, which includes a further garage, two workshops and an abundance of general storage space along with a large, attached storeroom providing an excellent opportunity to extend the existing accommodation. The grounds are well laid out with walks around the front and back of the house where there are numerous places to sit out and enjoy the stunning views.**

**Only seven miles from the Borders Railway, which runs from Tweedbank to Edinburgh, the property is conveniently located for commuting, with Edinburgh easily accessible via the A68, along with most Borders towns readily available from this central location, as well as the Borders General Hospital on the outskirts of Melrose.**

**Edinburgh 39 miles. Tweedbank 7.0 miles. Melrose 5.5 miles. Earlston 5.0 miles. Kelso 10.0 miles.  
(All distances are approximate)**

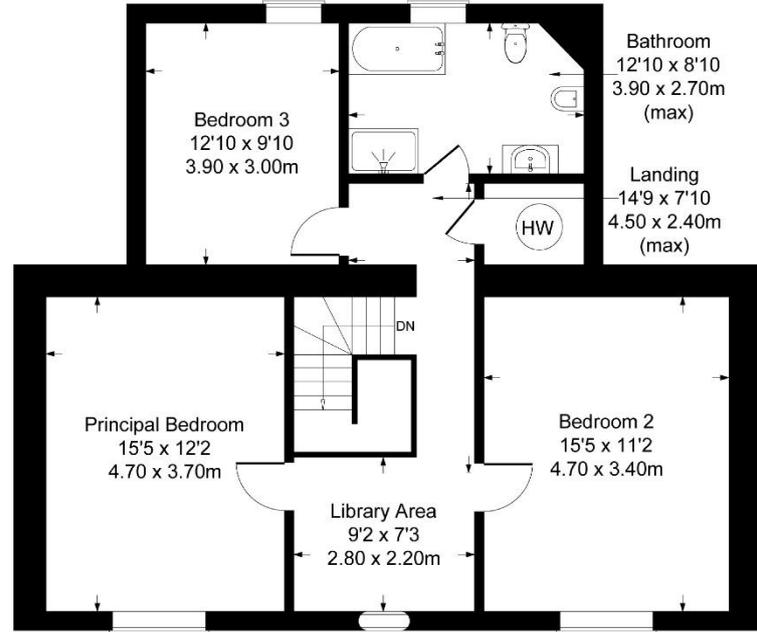
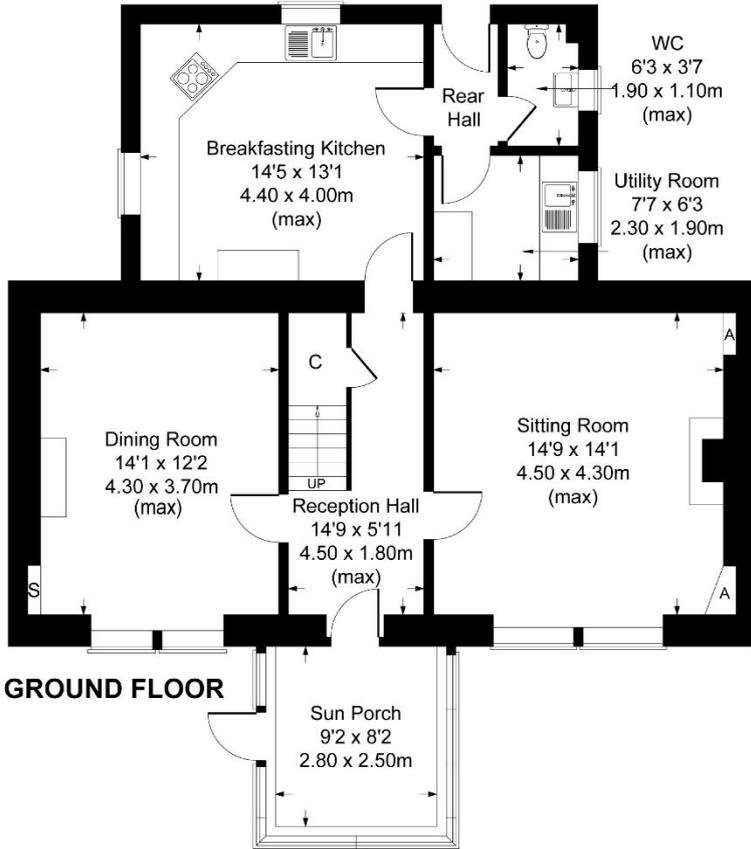
### **Location:**

Spadislee is situated in the most enviable rural setting approximately five and a half miles from the popular Borders town of Melrose which provides a large selection of shops, hotels and eateries plus access to the Borders General Hospital, with the principle Borders town of Galashiels, around nine miles away that benefits from a Tesco, an ASDA, a Marks & Spencer, and many other High Street brands plus a cinema. With a further excellent choice of local towns or villages including nearby St. Boswells that also offers a good array of amenities including the award-winning Main Street Trading bookshop, and the Buccleuch Arms Hotel. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, The Great Tapestry of Scotland, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities.

Spadislee is well placed for commuting to Edinburgh and most Border towns with access to the A68 only a short distance away, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately seven miles away, with a further station in Galashiels at the Transport Interchange. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 48 miles and 66.5 miles away respectively.



# Spadislee, Melrose TD6 9DU



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## Directions:

What3Words: ///basin.prevented.transit

For those with satellite navigation the postcode for the property is: TD6 9DU  
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Follow the A68 out of Earlston travelling South. Continue on this road for approximately two miles or so and turn left onto the B6360, signposted Bemersyde, turn left at the t-junction and proceed over the small bridge and up the hill for around one and a half miles. As you approach the left turn for the quarry, you will see a right turn immediately opposite. Turn right here and proceed all the way up the track, passing a house on your left, and turn left at the top and you will see Spadislee directly in front of you.  
Coming from the South take the A68 North and take the first right turn on crossing the River Tweed (B6360), 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, private water, septic tank drainage, oil fired central heating, telephone and broadband via fibre cable.

### Outgoings:

Scottish Borders Council Tax Band Category: E

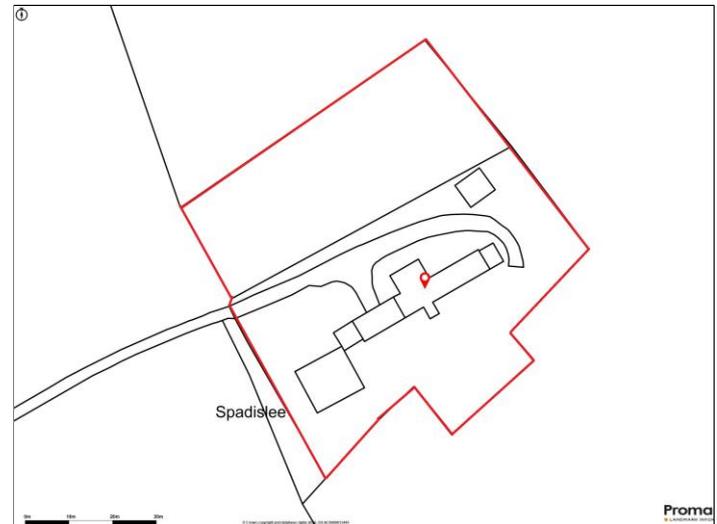
### EPC Rating:

Current EPC: E53

### 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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