



16 High Cross Avenue is an immaculately presented three-bedroom, main door, double upper apartment situated in a prime residential area of the much sought-after Borders town of Melrose which has just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times.

Beautifully maintained inside and out, the property sits in an excellent location and is only a short walk into the centre of town. The railway station at Tweedbank is only one and a half miles away, and the Borders General Hospital lies on the edge of Melrose which offers strong transport links and access to an array of amenities. Also located in a much sought after primary and secondary school catchment, the house also has a charming garden, a garage and shared driveway parking.

Lying across three levels, the accommodation comprises three bedrooms, two bathrooms, a sitting room, a study, a large open plan dining kitchen, and a utility room/wc on the ground floor. There is generous storage throughout with gas central heating, and secondary glazing making this a warm and comfortable home in a highly accessible location.

Externally, there is shared, but off-street driveway parking to the front of the semi-detached garage. The garden is accessed either through an attractive archway or via the garage and has extensive lawn, paths lined with box hedging, fruit trees and areas to sit out and enjoy more informal entertaining. It really is quite a feature of this stunning property. Given its location and deceptively spacious layout, it really is a property that should be viewed to be appreciated.

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.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles.

(All distances are approximate)

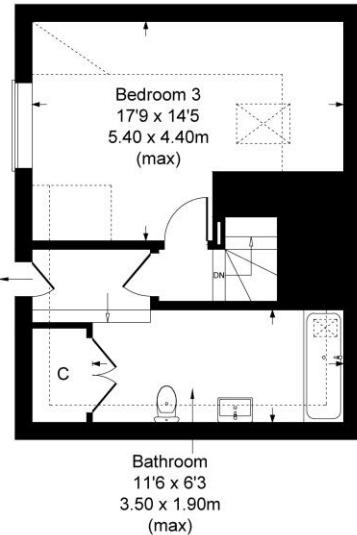
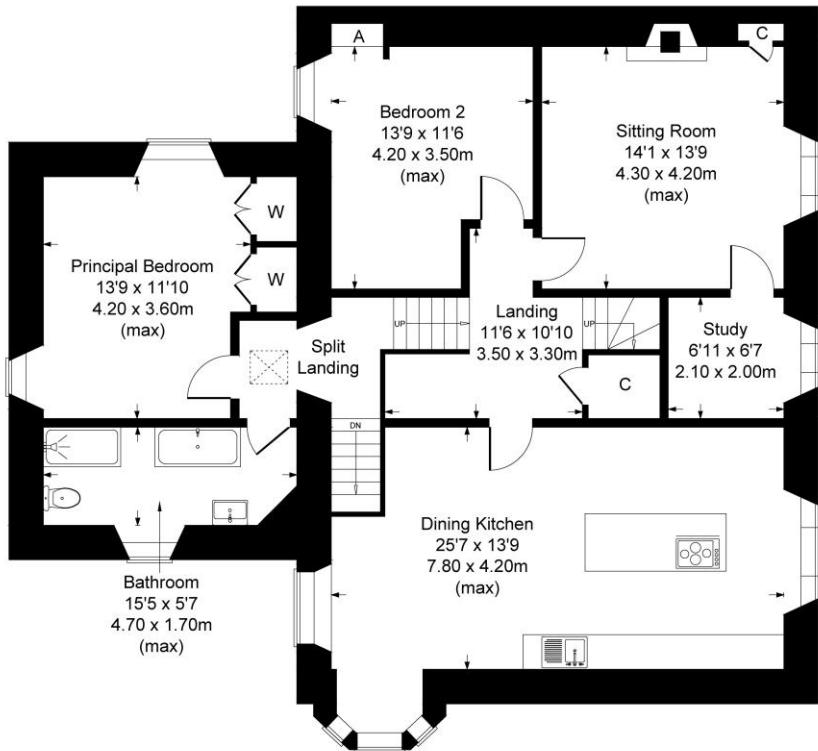
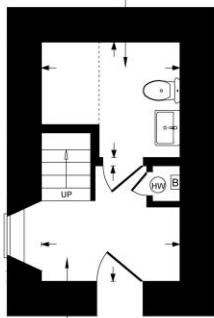
Location:

16 High Cross Avenue is situated in a most desirable residential area of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, situated between the Eildon Hills and River Tweed, it has just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times. 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 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.







Directions:

For those with satellite navigation the postcode for the property is: TD6 9SQ
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. Continue down the High Street, passing the Police Station on your left. As you go up a slight hill keep going and before High Cross Avenue becomes Waverley Road you will reach the driveway turning for 16 High Cross Avenue on your right, directly opposite the left turn for High Cross Avenue.

Coming from the West, enter Melrose and proceed along Waverley Road which becomes High Cross Avenue and you will reach the driveway turning for 16 High Cross Avenue on your left, directly opposite the right turn for High Cross Avenue.

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: F

EPC Rating:

Current EPC: D56

Viewings:

Strictly by appointment with the selling agents.

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.

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.

