



Strathannan is an immaculately presented and recently refurbished four/five-bedroom detached house situated in a desirable residential area of the much sought-after Borders town of Melrose. Spacious, with stylish, open plan dining kitchen and two bedrooms and a bathroom on the ground floor it offers versatile living throughout, extending to approximately 252 square metres/2712 square feet.

Within walking distance of the town centre, and the Borders General Hospital, the property is approximately one and a half miles away from the rail-link at Tweedbank which runs to Edinburgh. The property also sits within a strong primary and secondary school catchment which is a particular bonus.

Internally, the newly appointed and flexible living space, which lies across two levels, comprises four main bedrooms, an ensuite shower room, a family bathroom, a further bathroom, an open plan dining kitchen with family area, a sitting room/bedroom five, and a utility/boot room. In addition to the living space there is an abundance of storage to the eaves and attic, a large airing cupboard, an integral garage with workshop and greenhouse off. With state-of-the-art gas central heating system and new double glazing the house has also been re-wired offering a warm and comfortable home.

Externally, the house sits well back from the road and occupies an extensive plot surrounded by the most desirable garden ground which includes a circular tarmac driveway, offering plentiful parking and access to the integral garage. There are also attractive borders and a central circular lawn adorning the front. However, the feature of this property is the enclosed garden to the rear which is mainly laid to lawn with fabulous, well stocked borders with an abundance of plants, shrubs and trees. There are also numerous areas to sit out and enjoy the sunshine, including the generous terraced area, plus strategically placed 'sitooteries' to enjoy this stunning outside space which is ideal for outside entertaining.

The property is also conveniently located for commuting, via the aforementioned railway, with Edinburgh also easily accessible via the A68, and most Borders towns readily available from this central location.

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

(All distances are approximate)

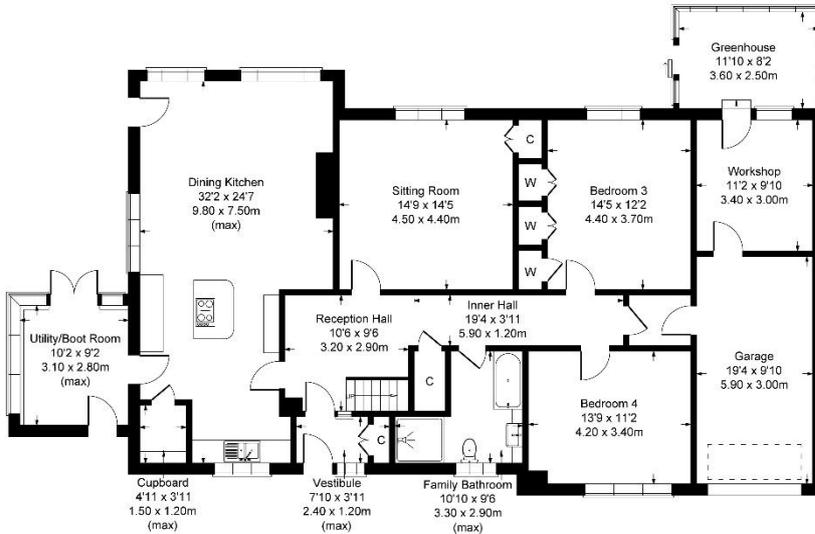
Location:

Strathannan is situated in an exceptional residential location 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, a 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.

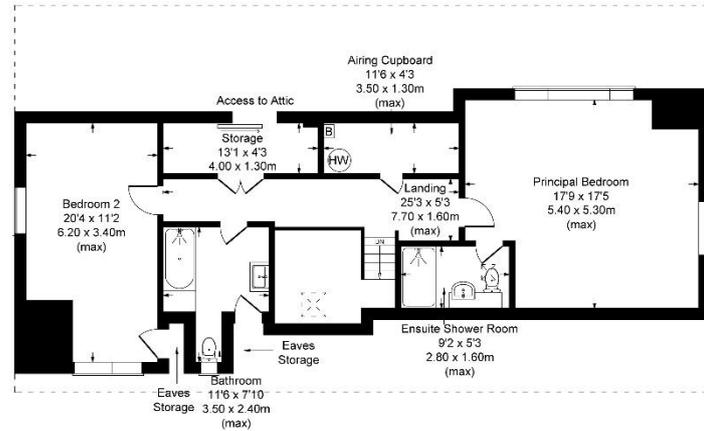
Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor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



Strathannan, Waverley Road, Melrose TD6 9SH



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY
Produced by Potterplans Ltd. 2025



Directions:

For those with satellite navigation the postcode for the property is: TD6 9SH
Coming from Edinburgh take the A68 South, passing through 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 bear right onto Waverley Road. Strathannan is the third but last property on the left-hand side as you leave Melrose.
Coming from the West enter Melrose passing the Waverley Castle Hotel on your left and proceed along Waverley Road. Strathannan is the third house on your right-hand side as you enter Melrose.

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 high-speed broadband

Outgoings:

Scottish Borders Council Tax Band Category: G

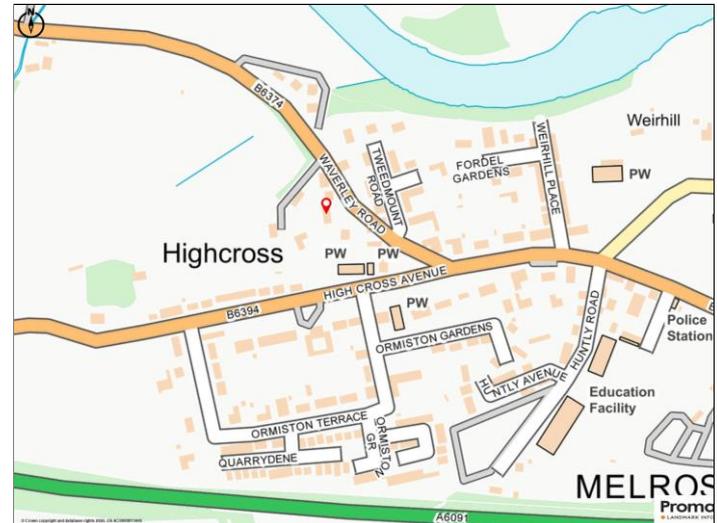
EPC Rating:

Current EPC: C76

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.

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