

HASTIN^{LEGAL}&S



8 Ormiston Terrace

Melrose, TD6 9SP

Offers Over £290,000





In one of the most desirable streets in the area, this traditional characterful Victorian row enjoys beautiful views towards the Eildon hills - just a short stroll to the best of Melrose's varied amenities. The first floor apartment offers adaptable accommodation and a charming private garden.



8 ORMISTON TERRACE

Set within one of Melrose's most impressive addresses, this beautiful Victorian property occupies a leafy and highly sought-after location just a short distance from the popular town centre.

With an attractive traditional stone frontage, the property is entered via a bright stairwell, with Abbeymount occupying the first floor. The apartment enjoys wonderful outlooks towards the Eildon Hills from the main reception room, a generously proportioned space featuring a beautiful fireplace and a wealth of original period features, including working shutters and ornate cornicing. A second reception or dining room is positioned at the far end of the hallway and provides access to the fitted kitchen, along with an adjoining rear hall and convenient cloakroom. The accommodation further comprises three comfortable bedrooms, offering flexibility to suit a range of buyers. There is also excellent scope to personalise the apartment and reconfigure the layout to suit individual requirements, if desired.

Externally, the property benefits from a particularly lovely and private section of garden to the rear, providing a peaceful outdoor space. The garden is accessed directly from the rear hall, with a right of way around the side of the property. Enjoying a good degree of sunshine, the garden features a level lawn, patio area and a new timber shed, while a further timber store is located at the front entrance.

Combining attractive period features, generous accommodation and a peaceful garden setting, this is a charming Victorian apartment with considerable potential, situated in a highly desirable Melrose location.

LOCATION

In addition to stunning local scenery, the well-connected town takes advantage of major road and rail links; sitting just off the A68 and A7 with connections to the recently opened Borders Railway at Tweedbank and Galashiels, as well as a local bus service.

Edinburgh is within striking distance and just a swift 40 minute drive for the commuter, with the railway opening up the region for both work and leisure. Local schooling is available from nursery through

to primary, with private schooling at the highly regarded St Mary's. Melrose is also within the catchment for Earlston High School – a well-considered and popular secondary, achieving excellent academic results with great extracurricular facilities, and even featuring in Tatler magazine! There is no shortage of sporting opportunities from golf to tennis, football to rugby, and proudly home to the world famous Melrose Sevens.

HIGHLIGHTS

- Rarely Available Location
- The perfect holiday home or investment property given the popularity of the area.
- Prime position within the central Scottish Borders for a range of leisure activities and transport links.
- Stunning local scenery on the doorstep.
- Traditional apartment

SERVICES

Mains water, electric and drainage. Gas central heating.

ADDITIONAL INFORMATION

All floor coverings, curtain poles and blinds will be included in the sale. Integrated appliances are included.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further

information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £290,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



