

Melrose

Call 01896 822796

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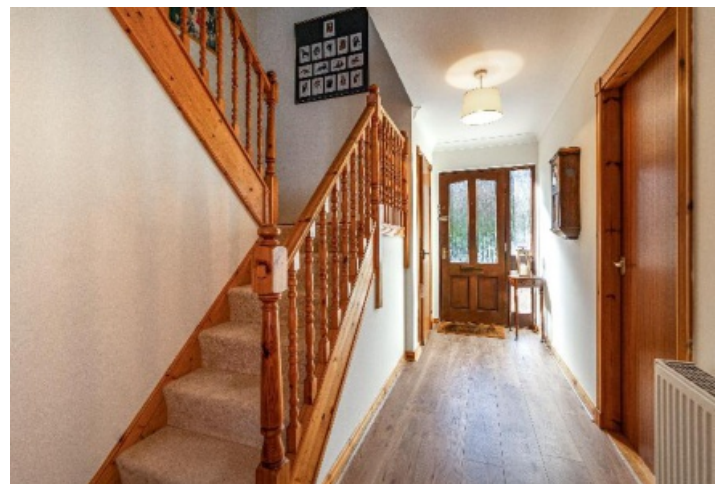
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5 Hazeldean Meadow

Newstead, TD6 9DZ

Guide Price £400,000



Tucked away within an exclusive culdesac shared with only a handful of neighbouring homes, this detached four bedroom property offers exceptional privacy and a wonderfully peaceful setting. Inside, the layout is impressively well proportioned, providing excellent flexibility for modern family living. The generous dining kitchen forms the natural heart of the home - a superb social space ideal for everyday life and entertaining, complemented by a spacious lounge filled with natural light. The ground floor also offers the option of a fourth bedroom or an additional public room, giving you the freedom to tailor the space to your needs. Upstairs, all bedrooms are notably well sized, and the recently modernised bathroom facilities add a fresh, contemporary feel. The property is well presented throughout and ready for its next owners to move straight in. Surrounding gardens offer areas to relax and enjoy the outdoors, with the rear garden benefiting from good privacy. Practicality is well covered too, with driveways to both sides of the property and a garage providing ample parking and storage. A superb family home in a rarely available location - spacious, private, and immediately welcoming.



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Ground Floor:

Entrance Hall

Lounge

Dining Kitchen

Utility Room

Fourth Bedroom/Study

Shower Room

First Floor:

Three Double Bedrooms

Shower Room

Gardens to front & rear

Two Driveways

Garage



Location

The sought after village of Newstead lies just over one mile from the Abbey town of Melrose and enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Border Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings

The sale shall include all light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

C

Council Tax Band

F

Viewings

By appointment with the Selling Agent



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288638)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.