

Spacious and well presented semi-detached house

In the scenic Borders town of Melrose



4 Wembley Terrace

Melrose, Borders, TD6 9QR



Scan Here!



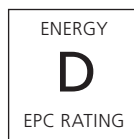
4 BED



1 SHOWER + WC



OFF STREET



ENERGY

D

EPC RATING



4 WEMBLEY TERRACE

Surrounded by stunning countryside, Melrose is a picturesque town widely regarded as the Jewel of the Scottish Borders. It's home to the world renowned Rugby Sevens tournament first played here in 1883. You can enjoy an abundance of leisure activities and sports in Melrose including tennis, horse riding, golf, lovely walks, as well as partake in a spot of private fishing on the world famous Bowden reservoir. This is a town that really takes pride in its appearance – evident from the abundance of unique, quality and independent shops located around half a mile walk. Melrose Abbey is a popular visitor attraction which is maintained by Historic Scotland and is one of many fascinating places of historic interest in the town. Melrose is a quality location that offers you culture, charm and places

of outstanding natural beauty on your doorstep. The town is home to St Marys private school, Melrose Primary School and Nursery along with Earlston High school which is a short drive away and is one of the highest regarded secondary schools within the Scottish Borders.

The Borders Railway line is due to be up and running by September 2015 with half hourly services at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour. The rail line is roughly 3/4s of a mile from the development. Edinburgh is 39 miles, Galashiels 4 miles and the Borders General Hospital is roughly a 2 minute drive from

the property (all distances are approximate).

We are delighted to bring to the market this particularly spacious three/four bedroom family home in the popular town of Melrose. The property sits on an elevated position, giving spectacular views over the Eildon Hills.

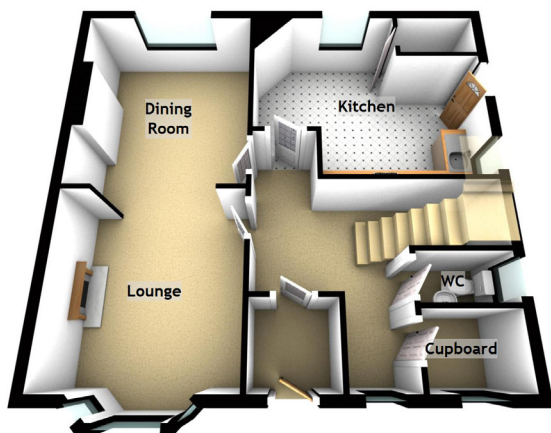
The accommodation is in very good decorative order throughout and viewing is strongly recommended to appreciate the size of the property. Briefly, it comprises: entrance vestibule, spacious entrance hallway, large cloakroom/storage cupboard, downstairs WC, bright and modern open plan living room/dining area and fully fitted breakfasting kitchen and larder with integrated appliances

including dishwasher, washing machine and fridge. There is attractive real wooden flooring in the hallway and living area. On the upper level, there are three double bedrooms, single bedroom/study and a modern family shower room with heated towel rail and underfloor heating.

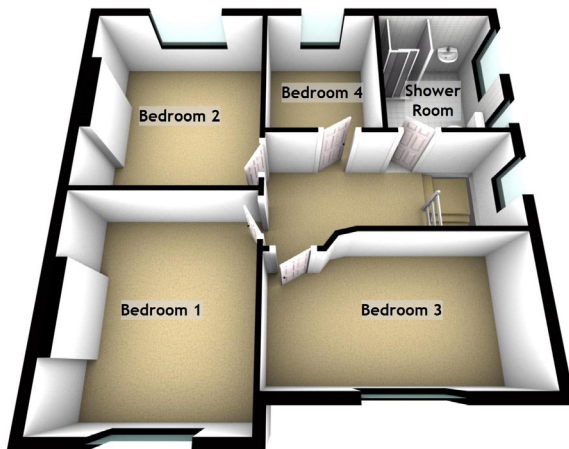
Externally, there is a charming garden to the front of the property with decking area outside the front door. There is also a large terraced garden to the rear of the property with lawn, flower bed area, two useful garden sheds and off-street parking. There is further on-street parking at the front of the house. The property also benefits from gas central heating and double glazing.



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

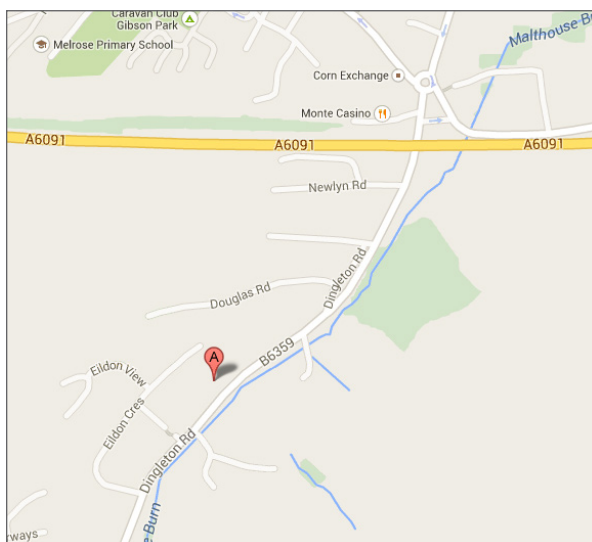
(Taken from the widest point)

Lounge	3.46m (11'4") x 3.35m (11')
Kitchen	4.52m (14'10") x 3.60m (11'10")
Dining Room	3.79m (12'5") x 3.55m (11'8")
Bedroom 1	3.96m (13') x 3.37m (11'1")
Bedroom 2	3.83m (12'7") x 3.47m (11'5")
Bedroom 3	4.55m (14'11") x 2.56m (8'5")
Bedroom 4	2.70m (8'10") x 2.19m (7'2")
Shower Room	2.65m (8'8") x 2.26m (7'5")
WC	1.68m (5'6") x 0.88m (2'11")

EXTRAS

(Included in the sale)

All white good included in the sale.



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McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



Professional photography
PHILIP STEWART
Photographer



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REBECCA DALE
Senior Designer