

Galbraith



DRYGRANGE MAINS FARMHOUSE

MELROSE, SCOTTISH BORDERS



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A hidden gem, in a private rural setting with open countryside views .

Melrose 3.4 miles ■ Earlston 1.8 miles ■ St Boswells 4 miles
Edinburgh 36 miles

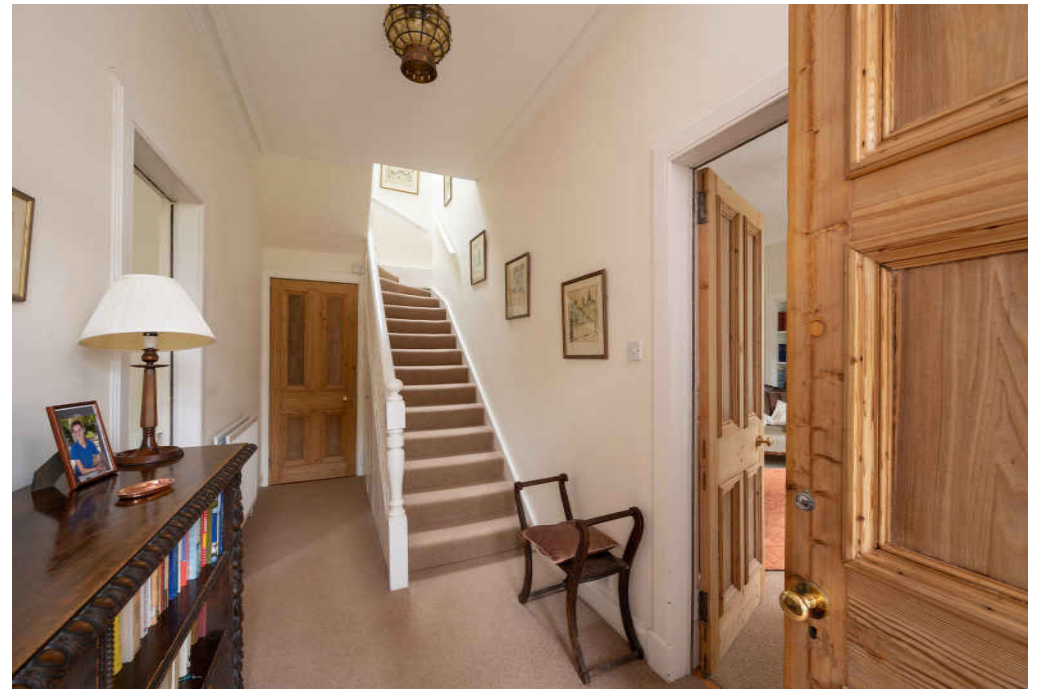
About 1.61 acres (0.65 hectares) in total

- 2 reception rooms, 4 bedrooms.
- Traditional detached farmhouse.
- Paddock of about 1.11 acres
- Good commuter links and within easy reach of Melrose.
- Enclosed private gardens.
- Oil heating, stove and double glazing

Galbraith

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A member of
OnTheMarket





SITUATION

Drygrange Farmhouse is a hidden gem, located in a private rural location with open countryside views and within easy reach of Melrose and the main Borders towns.

The Farmhouse has a south east aspect to the front and enjoys outlooks over to Black Hill Earlston. The Farmhouse is also situated close to the signature Leaderfoot Viaduct and the picturesque village of Melrose. Melrose is a thriving small market town which has a wide variety of independent shops, restaurants and hotels, a health centre and professional services. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School catchment area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018.

The Borders General Hospital, which provides comprehensive medical facilities for the whole region is within easy reach.

The Borders Railway, with a regular service from Tweedbank to Edinburgh lies only 5 miles away, giving easy access to Edinburgh City and Edinburgh International Airport. The A68, close by, gives main road access north to Edinburgh and south to the north of England and Newcastle Airport, with a bus stop at Drygrange Mains, providing regular services to Edinburgh, Melrose and St. Boswells.

DESCRIPTION

Drygrange Mains Farmhouse is a charming traditional detached farmhouse built approximately 123 years ago.

The farmhouse sits on its own garden grounds of approximately 0.5 acres. The house is approached from the public road (A68) through a timber gated driveway, leading to the front of the house where there is ample parking space.

The accommodation is spacious and bright throughout. There is a stove in the sitting room and four double bedrooms and study on the first floor as shown on the floorplans and photograph. Good storage space with understairs cupboard, large pantry and hatch to attic space.

The farmhouse benefits from oil heating and double glazing throughout.

ACCOMMODATION

Ground Floor:

Entrance vestibule, hall, sitting room, dining room, rear hall, dining kitchen with pantry cupboard, shower room and rear door to garden grounds.



First Floor:

4 double bedrooms, study and bathroom. Attic hatch.

GARDEN

The Farmhouse and surrounding private garden ground extends to approximately 0.5 acres.

The garden boundary is formed in timber fencing and hedges. There is also a landscaped lawn and seating area to the front of the house with trees, fruit trees, flower beds and ample car parking space. To the north side of the house there is a beech hedge border, with lawn and table area, perfect for morning coffee. There is a useful boiler room/store attached to the rear of the house and log store.

PADDOCK

An attractive feature of the farmhouse is the large paddock of over one acre, which lies to the north east of the house, accessed through a wooden gate from the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil	Band F	E43

DIRECTIONS

Heading north on the A68 towards Earlston, turn off the public road at Drygrange, turning left and follow the road until you arrive at the timber gates into Drygrange Farmhouse. Travelling south from Edinburgh on the A68 through Lauder and Earlston and after 1.5 miles turn right off the A68 into Drygrange Mains.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: anode.hatter.darts

POST CODE

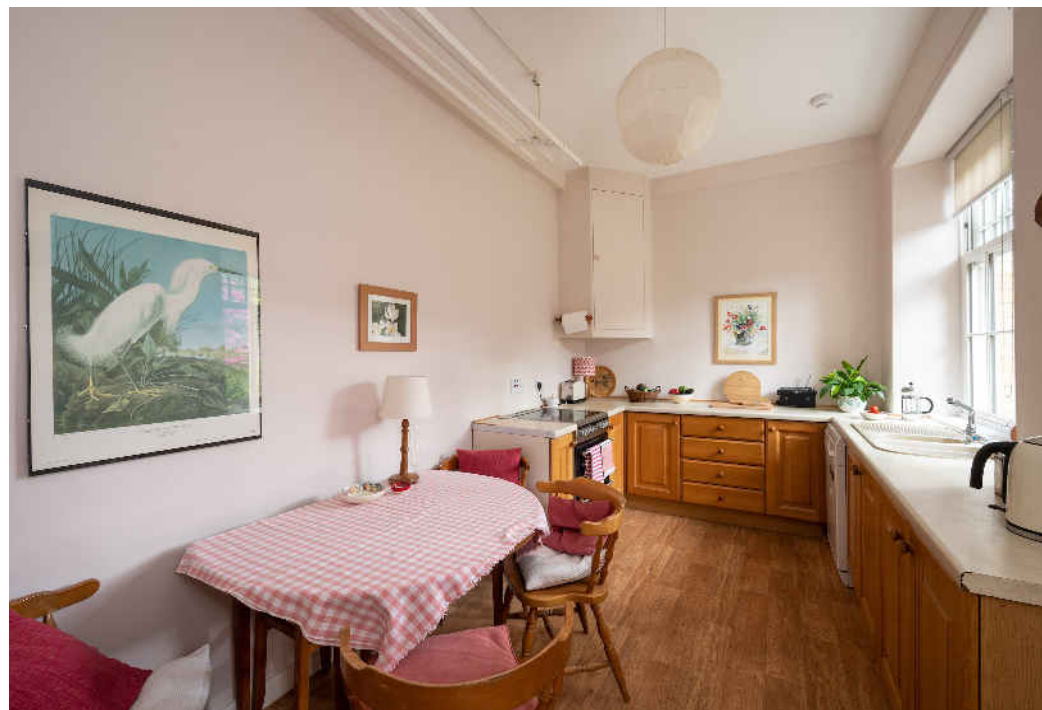
TD6 9DJ

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in June 2023.



