



ROWANBURN

DARNICK, MELROSE, SCOTTISH BORDERS



ROWANBURN, TOWER ROAD, DARNICK MELROSE, SCOTTISH BORDERS

Excellent family home with garage and gardens.

■ Melrose 1 mile ■ Tweedbank Station 1 mile ■ Galashiels 3 miles

Edinburgh 30 miles

- 2 reception rooms, 4 bedrooms, 3 bathrooms.
- Great family home spanning two levels.
- Private enclosed garden.
- Driveway & garage.
- Desirable Location.
- Gas central heating & double glazing.

Galbraith

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OnTheMarket





SITUATION

Darnick is situated on the edge of the highly sought-after town Melrose, voted one of the best places to live in Scotland 2022, by the Sunday Times. Melrose is regarded by many as the most desirable and picturesque of the Borders towns, situated between the Eildon Hills and River Tweed. Sporting facilities in Melrose include tennis courts and a golf course, as well as the famous Greenyards rugby ground. Local schooling includes Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School, which was one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools in 2018.

Edinburgh is within easy commuting distance via the A68 or A7, both of which link to major routes north and south bound. The Borders General Hospital lies just outside Darnick, and the nearby Tweedbank Railway Station, minutes to the west of Melrose, provides a frequent service into Waverley Station and Edinburgh City Centre with approximately one hour's journey time.

DESCRIPTION

Rowanburn was built approx. 1965 and offers generous family living accommodation, the property has been extended over recent years to provide additional family living space.

The house is approached from a pathway which leads up to the main entrance and benefits from an attached single garage, there is also a driveway offering off road parking. The entrance vestibule offers an abundance of natural light from a full length window. The spacious lounge accessed from the hallway boasts a large window overlooking the front of the property.

In previous years, the lounge was open plan to the dining room/ kitchen and easily reverted back if desired. The well-appointed kitchen is fitted with a wide range of wall and base units, pantry and ample work surface. The kitchen is open to the dining area with sliding patio doors to the lovely rear garden. There are two bedrooms on the ground floor, one with an en-suite shower room and a 2nd bedroom/study facing to the East of the house. Ascending the carpeted timber staircase, the upper floor has two good sized bedrooms with excellent built in storage space. There is a stylish family bathroom with shower over bath.

ACCOMMODATION

Ground Floor:

Entrance vestibule, hallway, lounge, kitchen, dining room, shower room, main bedroom with one en-suite shower & 2nd bedroom/study. Storage and meter cupboard.

First Floor:

Two bedrooms, family bathroom, storage and airing cupboard



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Gas central heating	Band F	C

GARDEN AND GROUNDS

Outside the garden is mainly laid to lawn with boundaries of hedge rows, timber fencing and stone walls, offering privacy to the property. There are various mature plants, shrubs and a small seating area, perfect to sit and relax.

The single garage, with power supply can be accessed from the rear garden through an external door. A useful garden shed will also be included in the sale price.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///bluff.playroom.list

POST CODE

TD6 9AX

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

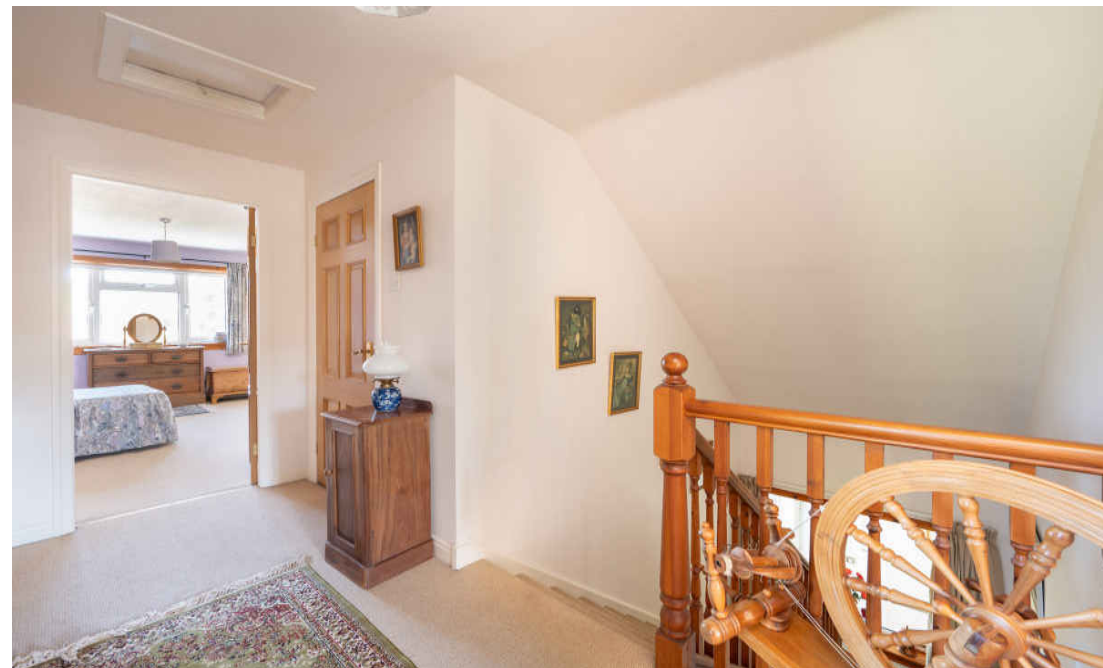
SOLICITORS

G & J Oliver, 13 High Street, Hawick, TD9 9DH

2017 ANTI MONEY LAUNDERING REGULATIONS

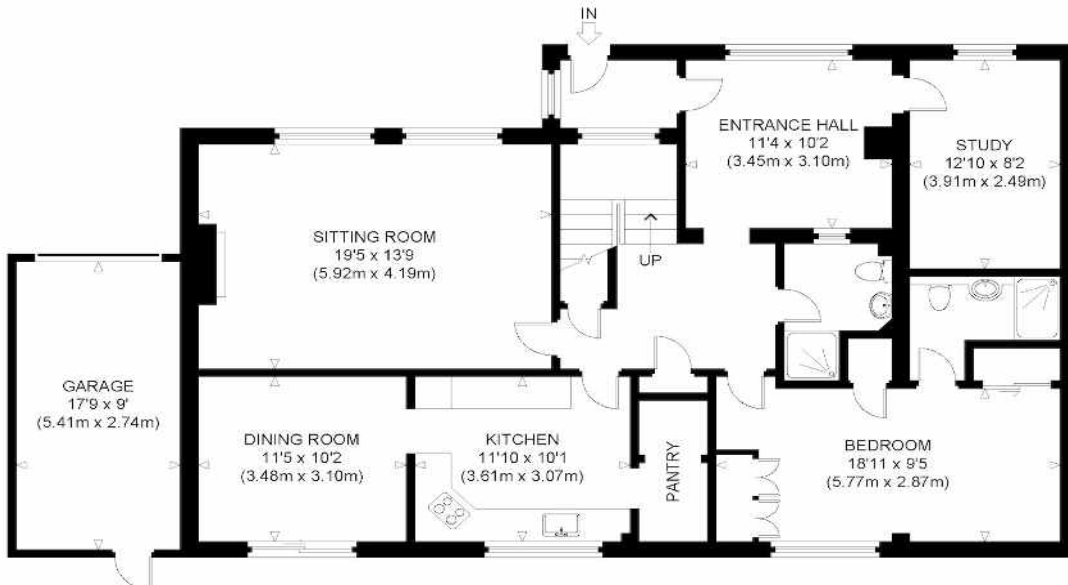
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 588 SQ FT / 54.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1481 SQ FT / 137.6 SQ M

ROWANBURN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2069 SQ FT / 192.2 SQ M
(INCLUDING GARAGE)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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 September 2023.

