A charming Category C listed period property situated in the pretty town of Melrose offering the perfect accommodation for family living.
The Old Abbey School is a substantial, detached early Victorian townhouse dating from approximately 1850. It began life as the stables for the Episcopalian Rectory next door, before being converted into a small private school and then into a private house. Extending to just over 2,230 square feet the house is constructed of dressed stone under a slate roof with an attractive bay window on the front elevation. Leading off the central hallway are three main reception rooms. Also on the ground floor there is a family lounge, dining kitchen/breakfast room, large utility area and family bathroom. The remainder of the accommodation is also well proportioned with separate staircases giving access to three double bedrooms, one with en-suite shower room and a further family bathroom.

The Old Abbey School has several garden / patio aspects. At the entrance are double wrought iron gates set into classic stone pillars providing access to a large gravel driveway, giving plenty of off road parking. A paved path leads to the front door. Set into the garden wall is a deceptively spacious single garage extended with a recently constructed workshop, both of which have power, water and light. Stone walls and a garden fence surround the house with several sheltered terrace patio/lawn areas from which the garden can be enjoyed at different times of the day.

Accommodation Comprises:
Ground Floor: Entrance hallway, Sitting room, Dining room, Snug room, separate Family lounge, Dining Kitchen / Breakfast Room, Utility room and Bathroom.

First Floor:
Three double bedrooms one with en-suite and family bathroom.

Outside:
Impressive pillared gateway, West facing gardens and patio areas, deceptively large single garage with workshop and off road parking for several cars.
LOCATION
Melrose is an attractive and accessible small town in the centre of one of the best residential areas of the Borders between the River Tweed and the Eildon hills. The town developed around the former Abbey – now a picturesque ruin – which was made famous by Sir Walter Scott who lived nearby. The Old Abbey School is situated close to the town centre within walking distance of the town square. There are good schools in Melrose including St Mary’s Preparatory School for boys and girls and an excellent primary school. Melrose is in the catchment area for Earlston High School. Melrose has some first-class shops, hotels, restaurants, a theatre, all within walking distance and The Borders General Hospital is nearby. The Borders has a wealth of sporting and recreational opportunities and The Old Abbey School is an ideal base for those who enjoy the many benefits of country living. The town has a thriving rugby club where the world famous Melrose Sevens are held every Spring and it also has its own tennis courts and golf course. Melrose also plays host every June to the hugely successful Borders Book Festival. The Old Abbey School is very accessible from the North and South. Edinburgh lying 36 miles to the North has an international airport and an intercity rail service, while Berwick upon Tweed, 35 miles to the East, has a main line station linking Edinburgh and London (approximately 3 hours 40 minutes). The Waverley line from Edinburgh to the Borders terminates at Tweedbank approximately 20 minutes walk / 3 minutes drive from the Old Abbey school.

DIRECTIONS
From the A68 Edinburgh/Newcastle road, turn onto the A6091 Melrose by-pass, approximately ½ mile south of the Leaderfoot Bridge over the River Tweed. Turn off the by-pass, sign-posted Melrose and proceed towards the town square. Continue along the high street, past the Greenyards (Melrose RFC) and follow the road for another quarter of a mile onto Waverley Road. The Old Abbey School is set back off the road on the left hand side, soon after the junction with High Cross Avenue.

INCLUDED IN THE SALE
All fitted floor coverings, blinds, curtains and all integrated kitchen appliances to be included in the sale.

PRICE AND VIEWING
For current price and viewing arrangements please telephone Urquharts 0131 556 2896

HOME REPORT
The Home Report is available online at www.gspc.com or by contacting Urquharts Property on 0131 556 2896 or email enquiries@urquharts.co.uk.

The property has an Energy Rating Category D
NOTES
1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.