



MORVEN

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Morven is an utterly charming and rarely available detached family home sitting within a generous south-facing plot in the sought after Borders town of Melrose. Built in circa 1930 for a wealthy local doctor, Morven is ideally laid out to suit family life with a wealth of bedrooms and flexible reception spaces for entertaining. Sitting within mature wraparound gardens the property is a true gem with excellent proportions.

The ground floor opens into a stunning double-height reception hall, currently set up as an informal sitting room this space is ideal for entertaining guests or could easily double as a dining space. The main corridor leads to the heart of the home with a generous dining kitchen complete with shaker style wooden units and AGA stove. To the front of the property is the formal sitting room and snug - both rooms boast deep bay-windows and french doors leading onto the front patio. The rear of the ground floor offers a large utility room, downstairs bathroom and a fifth bedroom suite, ideal for guest accommodation or those requiring one-level living.

A turned wooden staircase leads to the first floor where there are four generous double bedrooms each with ample space for bedroom furniture and views over the gardens. A large linen cupboard provided capacious storage and hatch to the loft which has been cleverly converted into a games-room – subject to consent this could be excavated further to provide additional bedroom accommodation.

The gardens at Morven wraparound the property providing privacy and an abundance of sunlight with it's truly south-facing aspect mostly laid to lawn there are a wealth of specimen trees and outbuildings for storage. This wonderful property is ideally located within walking distance of Melrose centre where there are a wealth of local amenities and two local schools making it a wonderful prospect for those looking to take full advantage of town life with easy connections to the Border General Hospital and Edinburgh.



Accommodation comprises:

Ground Floor:

Reception Hall, Sitting Room, Dining Kitchen, Family Room, Bedroom 5, Bathroom, Utility Room, WC.

First Floor:

Principal bedroom, Three further double bedrooms, two generous bathrooms, linen cupboard with loft access to games-room.

Externally the property boasts a large double garage, several outbuildings and a charming chalet hut with firepit.

SITUATION

Morven is situated peacefully on the western edge of the highly regarded town of Melrose which recently took the title of the "Best Place to Live in Scotland" in a new national ranking by the Sunday Times and is regarded by many as the most desirable and picturesque of the Borders towns, situated between the Eildon Hills and banks of the River Tweed.

The town provides an extensive range of local amenities ranging from a variety of independent shops, a supermarket, hotels, butcher, coffee shops, restaurants and museums. Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, The Greenyards - home of Melrose RFC and Rugby Sevens, and Abbotsford House, the former home of Sir Walter Scott.

There is a range of outdoor pursuits in the area including fishing on the River Tweed, rough and syndicated shooting, horse riding, a challenging 9-hole golf course and a large variety of walks including the Southern Upland way, St Cuthbert's Way and the Eildon Hills.

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.

The busy market town of Galashiels, three miles to the West, offers a wider range of shopping facilities with several supermarkets.

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 the town, at 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.

EPC:D

CT Band: G

Tenure: Freehold

Services:

Mains Water & Drainage, Mains Electricity, Gas Central Heating.



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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