



Galbraith

HOLY TRINITY RECTORY
MELROSE, SCOTTISH BORDERS



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Handsome family sized home in a prime location.

Tweedbank Station 1.6 miles ■ Galashiels town centre 3.6 miles
Edinburgh by-pass 31.75 miles

- 2 reception rooms, 5 bedrooms.
- Melrose is a much sought after central Borders location.
- High Cross Avenue is one of the most popular addresses within the town.
- Comfortable walking distance of the town centre and amenities.
- Generous accommodation on two floors with scope for attic development.
- Grounds including garden, garage and off street parking.

Galbraith

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OnTheMarket





GENERAL

Holy Trinity Rectory is located at the east end of High Cross Avenue, one of the most sought after residential locations in Melrose. The house is within comfortable walking distance of the town centre and local amenities.

Melrose is a thriving small market town which has a wide variety of independent shops, restaurants and hotels, a health centre and professional services plus local and independent primary level schools. The Borders General Hospital, which provides comprehensive medical facilities for the whole region, is about half a mile away on foot.

The Scottish Borders Railway with a station in nearby Tweedbank provides excellent access by rail to Edinburgh. Both the A68 and A7 trunk roads are within easy reach and provide good road links to the north and south.

DESCRIPTION

Holy Trinity Rectory is a handsome substantial, semi-detached house built in the 1800s. Holy Trinity Rectory was originally part of a larger property and subsequently subdivided to form the current configuration. The rooms are bright and airy with elegant ceiling heights and large, sash and case windows throughout. Most of the windows also benefit from shutters (not tested). The accommodation is laid out on two floors and benefits from a partially floored attic which provides scope for developing further with the appropriate permissions.

The property offers flexible accommodation on the ground floor where the rooms are adaptable. The kitchen/breakfast room is fitted with a good range of floor and wall based units and the utility room next doors offers a great space for laundry and outdoor clothing. The pretty drawing room is dual aspect and there is also a useful family room/study. A very fine stair case, possibly the original, leads to the first floor where there are 5 bedrooms and the family bathroom.

Like many older house, there is useful storage throughout the house.

ACCOMMODATION

Ground Floor:

Drawing room, family room/study, kitchen/breakfast room, utility room, cloakroom..

Mezzanine Floor:

Cloakroom.

First Floor:

5 bedrooms, family bathroom..





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freenhold	Mains	Mains	Mains	Gas	Band F	E

* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

GARDEN AND GROUNDS

Holy Trinity Rectory within a generous plot extending to about 0.4 acres. The main part of the garden lies to the east of the house. It is surrounded by mature trees (some with TPOs). This triangular shaped area is mostly laid to lawn with an area previously used for growing vegetables at the tip. At the back of the house is a private and sheltered area useful for hanging out washing.

Holy Trinity Rectory also benefits from gravel parking to both the front and the south side of the house.

IMPORTANT NOTE

Holy Trinity Rectory is B Listed by Historic Environment Scotland and lies within the Melrose Conservation Area. Some of the trees in the garden are subject to a Tree Preservation Order.

DIRECTIONS/WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/certainly.sectors.glassware.

POST CODE

TD6 9SU

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

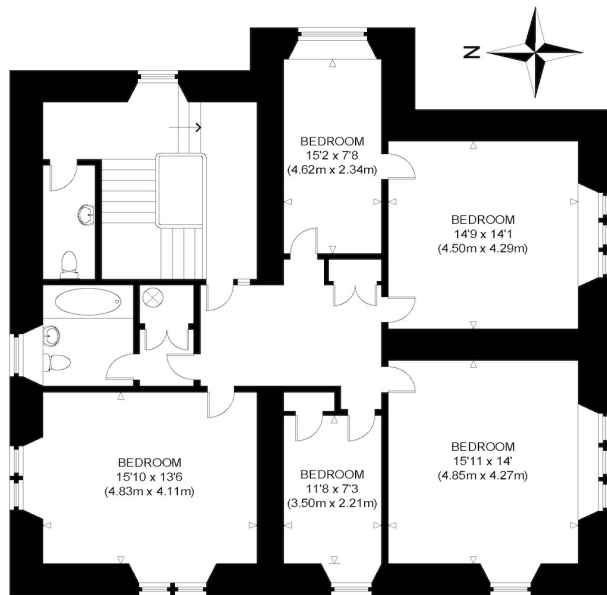
No items are included unless specifically mentioned in these particulars.

2017 ANTI-MONEY LAUNDERING REGULATIONS

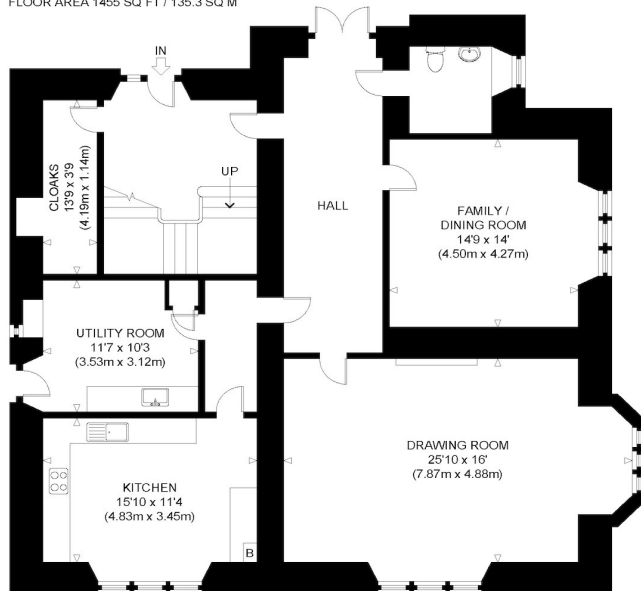
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to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





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1455 SQ FT / 135.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1574 SQ FT / 146.4 SQ M

HOLY TRINITY RECTORY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3029 SQ FT / 281.7 SQ M
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 solicitors 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 Solicitor, 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 agents 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 December 2024 and exteriors in April 2025.



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