



KIRKLANDS HOUSE

Melrose, Melrose, Scottish Borders TD6 9DL



GSC GRAYS

PROPERTY • ESTATES • LAND

KIRKLANDS HOUSE

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An elegant detached Georgian country house for sale, high above the River Tweed and Leader Water, set amidst fabulous Scottish Borders Countryside close to Melrose, with great views and within commuting distance of Edinburgh by road or rail.



GSC GRAYS

PROPERTY • ESTATES • LAND

5/6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

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GROUND FLOOR



FIRST FLOOR

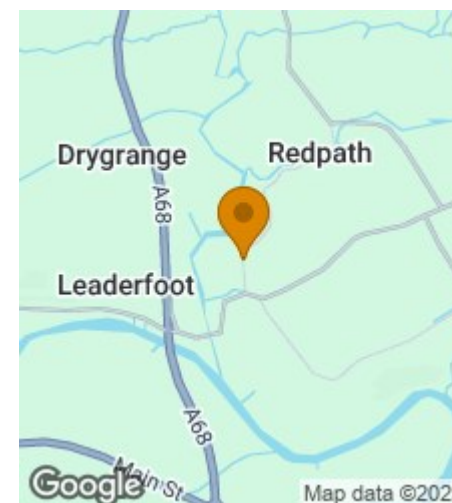


SECOND FLOOR

KIRKLANDS HOUSE

KIRKLANDS HOUSE, MELROSE TD6 9DL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN BUILDING 5635 SQ FT / 524 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC



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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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