



## 7 ABBEY COURT

Buccleuch Mews, Melrose, Scottish Borders



**GSC GRAYS**

PROPERTY • ESTATES • LAND

## 7 ABBEY COURT

BUCCLEUCH MEWS, MELROSE, SCOTTISH BORDERS, TD6 9LR

A COMFORTABLE AND EXCLUSIVE MEWS HOUSE WITH EXCELLENT  
ACCOMMODATION AND PRIVATE PARKING IN THE HEART OF  
MELROSE, WITHIN WALKING DISTANCE OF THE TOWN CENTRE

### Accommodation

Hall • Open plan sitting room/dining room  
Study (potential 3rd bedroom) • Kitchen • 2 bedrooms • 2 bath/shower rooms  
Utility room/downstairs WC • 1,397 sq ft • Floored loft

### Externally

Integral garage • Private courtyard garden • Private parking



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Alnwick, Northumberland, NE66 2GD

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### Offices also at:

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500  
Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





## Situation

Melrose is an attractive and accessible small town, with a vibrant community, and is the focus of one of the most popular parts of the Borders, between the River Tweed and the Eildon hills, themselves providing an iconic Borders backdrop. The town developed around the former Abbey (now a picturesque ruin) which was made famous by Sir Walter Scott, who lived nearby at Abbotsford. 7 Abbey Court is perfectly positioned in the town centre in an exclusive mews development.

There are good schools in Melrose including St Mary's Preparatory School and an excellent primary school; it is in the catchment area for Earlston High School. The town has an excellent variety of first-class shops, hotels and restaurants, all of which are within walking distance of Abbey Court. The Borders General Hospital is just outside the town at the foot of the Eildon Hills. The Borders has a wealth of sporting and recreational opportunities. 7 Abbey Court is an ideal base for those who enjoy a town-based lifestyle but might also have an interest in salmon fishing (on the Tweed), walking, cycling and riding. The opportunities are almost endless.

Melrose has a thriving rugby club where the world-famous Melrose Sevens are held every spring; it also has its own tennis courts and golf course and plays host every June to the hugely successful Borders Book Festival. Not surprisingly Melrose therefore features strongly (and regularly) as one of the best places to live in Scotland.

7 Abbey Court is accessible from the north and south with good roads links via A68 and A7. 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 2 miles to the west (journey time to Edinburgh 1 hour). Melrose is positioned centrally for other Borders towns which are linked by a regular bus service.



### Description

7 Abbey Court is a pretty, two storey end mews house, in a sunny corner of a much sought after, secluded residential area, right in the centre of Melrose and its Conservation Area. The house has a rendered finish, under a slate roof, with an area of lawn along the south facing elevation and a courtyard garden at the back of the house. It has two private parking spaces and an integral garage.

The accommodation is arranged traditionally. The front door leads into the hallway with stairs to the first floor. The accommodation on the ground floor consists of a cosy, but spacious open plan sitting /dining room with French windows opening into the courtyard. A connecting door leads into a well-equipped kitchen. It, too, has a door into the courtyard. Opposite the front door is the utility room/downstairs wc (with scope to add a shower). Next door is the study/3rd bedroom with access into the garage, from where there is access into the courtyard garden at the back of the house.

Upstairs, the main bedroom is large, light and airy with views of the Eildon Hills. It has an ensuite shower room and walk-in cupboard. Across the landing is the double-aspect spare bedroom (with views of Melrose Abbey) and a family bathroom.

(See floor plans for room layout and dimensions.)

### Access

The road leading from Buccleuch Street to Abbey Court has been adopted by the local authority. The courtyard, together with the common parking area within the courtyard, is in shared ownership; the maintenance of these areas rests with a third party.

### Services

Mains water, electricity, drainage and gas. Gas fired central heating. Broadband speeds are good, but potential purchasers are advised to make their own enquiries. These services have not been tested and therefore there is no warranty from the agents.



**Council Tax**  
7 Abbey Court – Band F

**EPC**  
7 Abbey Court - Rating of B(81)

**Directions**  
what3words: ///automatic.paintings.flown

**Tenure**  
Freehold with vacant possession on completion.

**Viewing arrangements**  
Strictly by appointment through GSC Grays.  
T: 01665 252 070.

**Offers/Closing date**  
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents

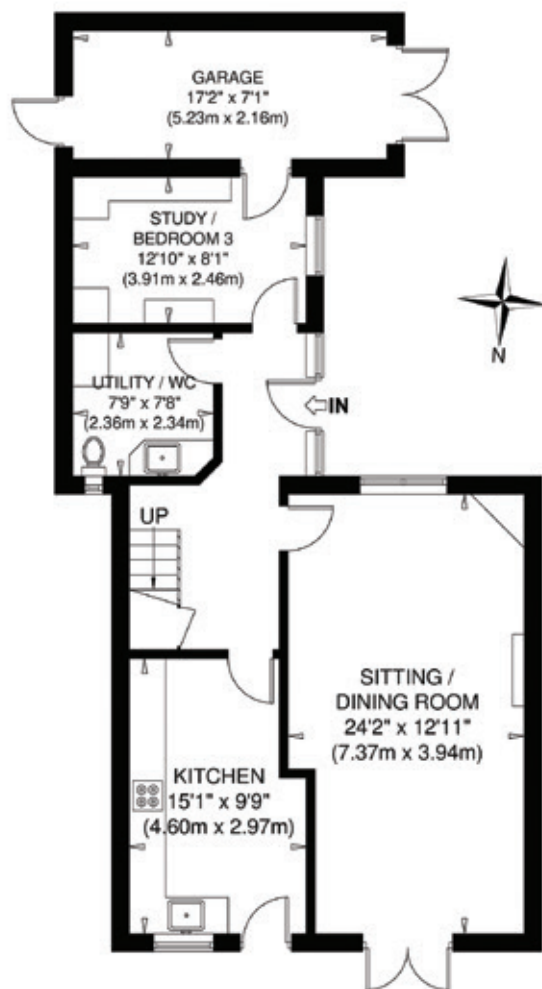
in writing that they intend to make an offer will be notified of the closing date.

**Local authority**  
Scottish Borders Council.

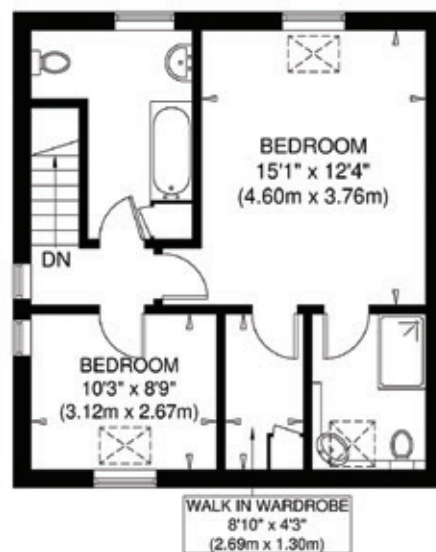
- Conditions of sale**
1. Fixtures and fittings - Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.
  2. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
  3. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.

**Entry**  
By arrangement.

**Anti-Money Laundering**  
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 81.3 SQ M / 875 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 48.5 SQ M / 522 SQ FT

**BUCCLEUCH MEWS**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 129.8 SQ M / 1397 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2025  
Photographs taken: June 2025