



NIMBUS

Melrose, Scottish Borders



exceptional contemporary design in a peaceful woodland setting.



Local Authority: Scottish Borders

Council Tax band: E

Tenure: Freehold

Distances: Melrose 0.3 miles, Berwick-upon-Tweed 36 miles, Edinburgh 88 miles
(All distances are approximate)

Offers Over: £625,000



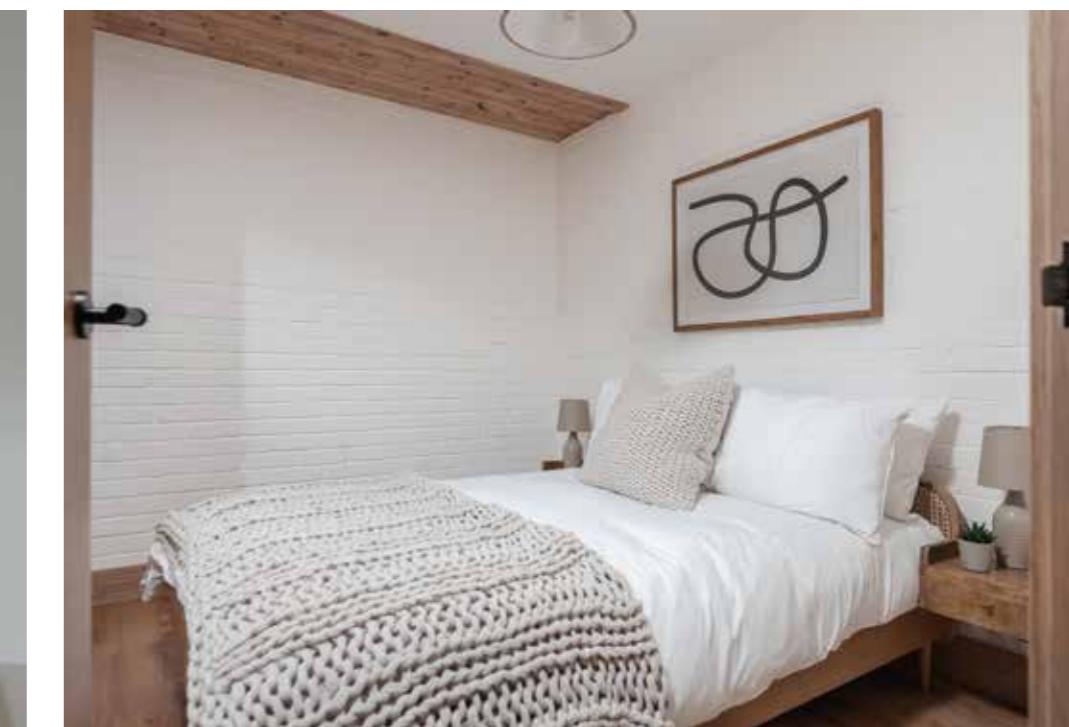
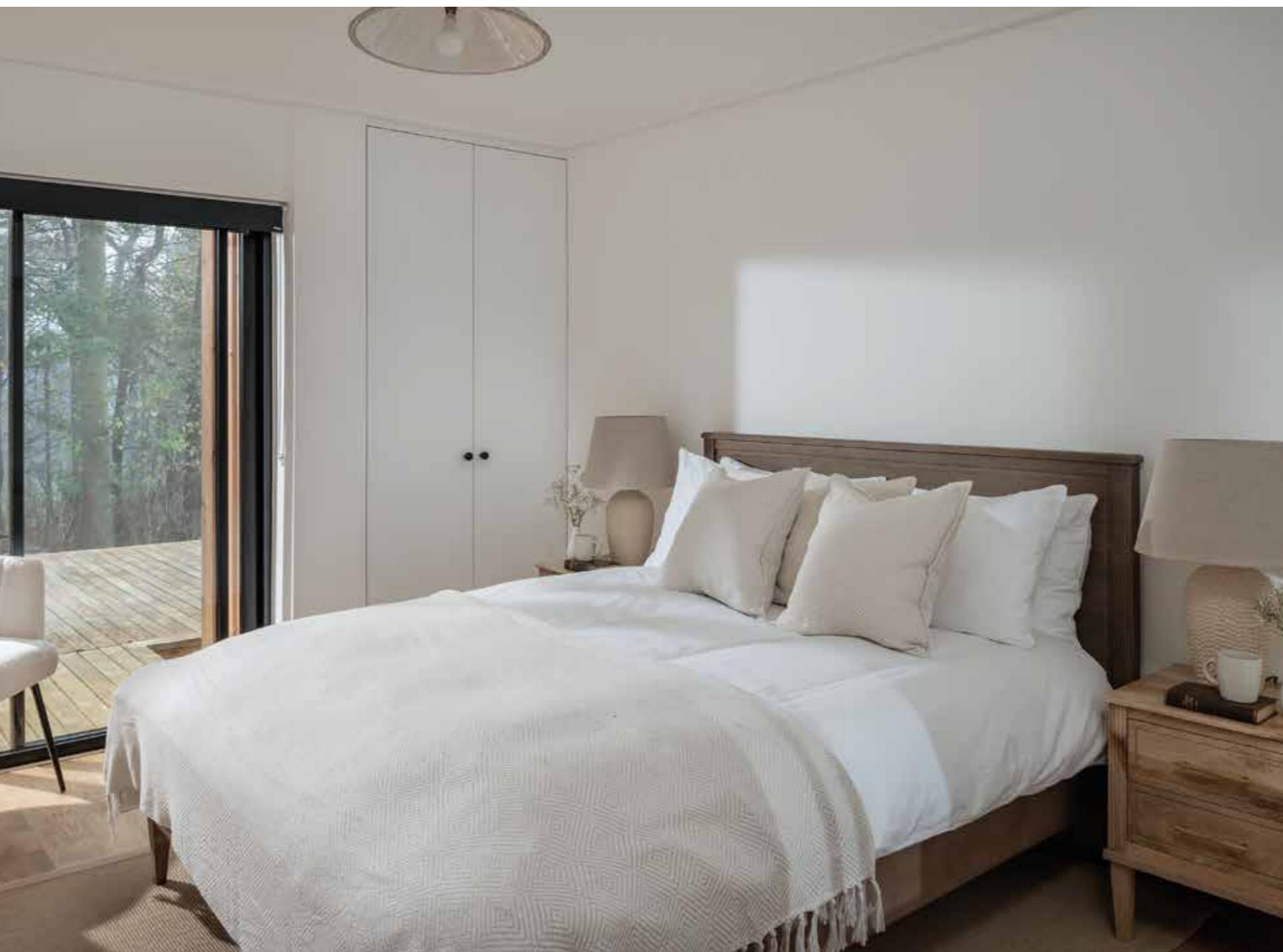
THE PROPERTY

Occupying a peaceful and secluded setting on the edge of Melrose, *Nimbus* is an exceptional example of contemporary architecture blending effortlessly into its natural surroundings. Designed with a strong modernist influence, the property offers an outstanding opportunity to acquire a truly unique home at the foot of the Eildon Hills, perfectly placed for both a tranquil retreat and active country living.

Set within mature woodland, the house has been thoughtfully designed to maximise light, space and privacy. The striking zinc and larch exterior reflects its modernist roots, while inside, clean lines and natural finishes create a warm and inviting atmosphere. Extensive glazing frames views of the surrounding trees and fills the interior with natural light, offering a constant connection to the landscape beyond.



Accommodation is arranged across a single storey, comprising an open-plan kitchen and living space, three well-proportioned bedrooms, a contemporary shower room, and the added benefit of a separate sauna, ideal for unwinding after long walks on the nearby St Cuthbert's Way. Every aspect of the design has been carefully considered to balance function with form, creating a space that is both architecturally significant and highly liveable.



Externally, a generous decked terrace extends the living space into the landscape, offering an ideal spot for alfresco dining or wildlife watching. The property also benefits from parking for several cars.

Whether as a main residence, weekend retreat or holiday investment, *Nimbus* is a rare and compelling opportunity in one of the Borders' most desirable locations. It is not just a home, it's a lifestyle choice for those seeking simplicity, quality, and immersion in nature. Set on the fringes of Melrose, a town renowned for its charm, community spirit and proximity to outdoor pursuits, the property offers an inspiring balance of calm and convenience. Whether returning from hillwalking in the Eildons, wild swimming in Cauldshiel's Loch, or enjoying a slow afternoon in a local café, *Nimbus* is a sanctuary designed to nurture and restore.

Architecturally bold yet harmoniously grounded in its setting, the house evokes a sense of escape while maintaining easy access to the Borders' key transport links, including the Borders Railway to Edinburgh. For those with an appreciation for design, tranquillity and the Scottish outdoors, *Nimbus* is a rare gem.

LOCATION

Occupying a peaceful and picturesque position in the heart of the Scottish Borders, *Nimbus* lies just outside the vibrant and historic town of Melrose. Framed by the iconic Eildon Hills and set amid rolling countryside, this location combines the serenity of rural living with the convenience of excellent local amenities.

Melrose is renowned for its charming High Street, excellent independent shops, restaurants, and cafés, as well as the impressive 12th-century Melrose Abbey. For day-to-day essentials, there is a Co-op Food store in Melrose itself, while larger supermarkets including Asda, Sainsbury's, and Aldi are located just a short drive away in nearby Galashiels.



Families are well-served by a selection of local schools, including the respected independent St Mary's School in Melrose and the local authority Melrose Primary School, both within easy reach. The area also feeds into Earlston High School, one of the region's top-performing secondary schools.

Outdoor pursuits are in abundance, with direct access to St Cuthbert's Way and Southern Upland Way, as well as walking, cycling, and fishing throughout the surrounding countryside.

Commuters benefit from the Borders Railway at nearby Tweedbank, offering regular services into Edinburgh in under an hour. The A68 and A7 also provide excellent road connections north to the capital and south towards Newcastle.

This sought-after part of the Borders offers an exceptional quality of life, combining natural beauty, community spirit, and strong connectivity in one of Scotland's most desirable rural settings.

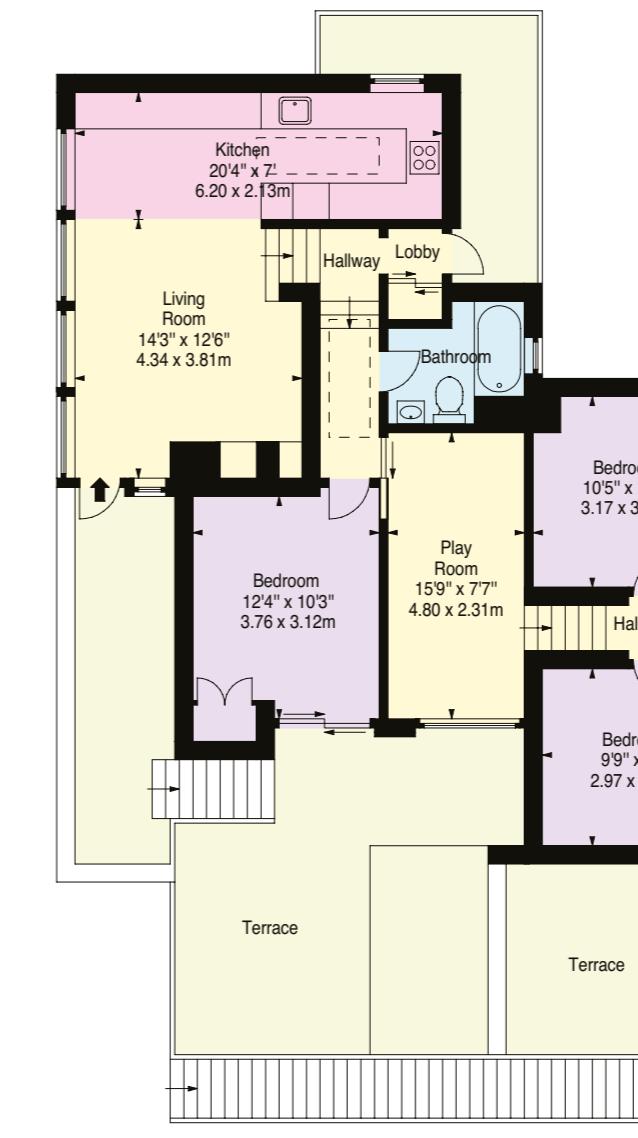
DIRECTIONS

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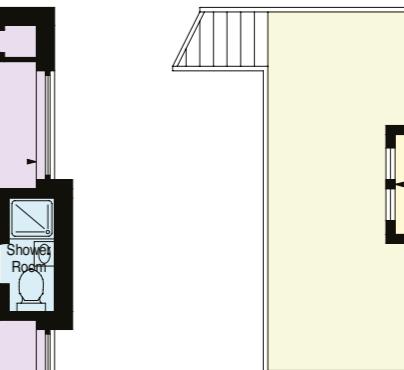
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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Raised Ground Floor

Approximate Gross Internal Area = 986 Sq Ft - 91.60 Sq M
Sauna/ Gym: 103 Sq Ft - 9.57 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property regardless of whether the offer is on cash 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 individuals who will appear on the title or on the title on the transaction complete.



I would be delighted
to tell you more.

Edward Douglas-Home

0131 222 9600

edward.douglas-home@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

knightfrank.co.uk

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