



Dingleton Bank Dingleton Road
Melrose, TD6 9QP



Having recently undergone full renovation, 1 Dingleton Bank enjoys a wonderful elevated position above the town looking towards the Eildons, and is within walking distance of all Melrose has to offer - whether that be the nearby leisure and sporting facilities, the vibrant high street brimming with independent retailers, cafes and artisan makers, or the stunning local countryside and riverside walks which surround the town.



This contemporary home is beautifully styled in fresh tones with quality finishing's, making a comfortable and easily maintained main residence, with obvious potential as a desirable second home or holiday let.

Set on Dingleton Road, which winds its way gently up to the local golf course, Eildon Hills and countryside beyond, 1 Dingleton Bank sits back from the road itself with a neat wall frontage, traditional iron gate and stone steps extending to the main entrance.

The ground floor has been remodelled to host open plan living; incorporating the best of the natural light from the southerly aspect and maximising the entertaining space. With a welcoming flow, a front porch provides doubles as a sunny seating area and bootroom, with the Scandi inspired living room opening up to a bright dining area; with feature woodburner and excellent walk-in storage. The connecting streamlined kitchen benefits integrated appliances and a useful rear hall extending to the garden. Opening from the front hall, a further useful storage area and the modern shower room.

Upstairs, a generous double bedroom is positioned to the front of the property with views across the Eildons and wardrobe space, with a second bedroom set to the rear and ideal as a guest room or child's bedroom.

Externally, the property has a well-kept courtyard style entrance, shared with the adjoining property. A further zero maintenance area adjoins the cottages at the rear, laid with astro grass and paving. A generous private area of garden belonging solely to number 1 then extends to the rear; providing outhouse storage, a garden room and seating area – ideal for those who want an outdoor space to enjoy and entertain in but with minimal upkeep.

LOCATION

The ever popular Melrose – voted the best town to live in Scotland, the undoubted reigning champion across the region in terms of popularity and a firm favourite for families, retirees and tourists alike. The pull of the quaint and picturesque town lies in its beautifully kept and vibrant high street; packed with independent traders and shops, Melrose retains a traditional market town feel with plenty to do - while still extremely well connected for modern requirement.

The area is surrounded by historical landmarks; with Border heavy weights such Sir Walter Scott's residence and the St Mary's Abbey just a short walk, with the backdrop of the Eildon hills on one side, and the River Tweed to the other, making it quite the idyllic spot.

In addition to stunning local scenery, the well-connected town takes advantage of major road and rail links; sitting just off the A68 and A7 with connections to the recently opened Borders Railway at Tweedbank and Galashiels, as well as a local bus service. Edinburgh is within striking distance, just a swift 40 minute drive for the commuter, with the railway opening up the region for both work and leisure.

There is no shortage of sporting amenities from golf to tennis, football to rugby, and the town is proudly home to the world famous Melrose Sevens.

ACCOMMODATION LIST

Porch & Bootroom, Hallway, Living & Dining Room, Fitted Kitchen, Rear Hall, Shower Room. First Floor Landing, Two Bedrooms & Storage.

HIGHLIGHTS

- Unique and bespoke upgraded home
- Location, location, location
- Private rear garden
- Premium town location
- High end finish
- Excellent transport connections – nearby Border Rail link and A68
- Ready to move straight in!

SERVICES

Mains water, electric and drainage. Double glazed. New electric panel heaters.

ADDITIONAL INFORMATION

All floor coverings, integrated fittings and integrated appliances are included in the sale price.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band F.

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01750 724 160 lines open until 10pm, 7 days a week.

PRICE & MARKETING POLICY

Offers Over £190,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.