



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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Westgrove Apartments Waverley Road, Melrose, TD6 9ST

Price £365,000



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Price £365,000

# Westgrove Apartments Waverley Road

Melrose, TD6 9ST

- Brand New 2 Bedroom Apartment
- Exclusive over 55s Development
- Open Plan Living Space
- Town Centre Living
- Available for Immediate Occupation
- 2 Bedrooms
- Residents Parking
- Ideal Downsizing Opportunity

EXCLUSIVE DEVELOPMENT - AVAILABLE FOR IMMEDIATE OCCUPATION

SECOND FLOOR APARTMENT WITH BEAUTIFUL VIEWS

We are delighted to offer this brand new 2 bedroom apartment within Westgrove, an exclusive new build development of fourteen luxury retirement apartments, tailored specifically for the over 55's, located in the very heart of the award winning and picturesque Borders town of Melrose. This exciting property provides a unique opportunity to purchase a modern well-equipped apartment less than 5 minute's walk to all local amenities and facilities available within Melrose town centre. This brand new property benefits from air source heating, high quality fixture and fittings and dedicated parking.

ACCOMMODATION

- ENTRANCE HALLWAY - OPEN PLAN LIVING ROOM / KITCHEN - TWO DOUBLE BEDROOMS - BATHROOM -



## Internally

The building is entered via a secure door entry system into the communal hallway. There is stair and lift access to the second floor accommodation. The composite front door leads into the entrance hallway with large storage cupboard which houses the hot water tank. The beautiful open-plan living room / kitchen is set to the front of the property with large picture windows bathing the room in natural daylight. Views can be enjoyed to the east and south with a glass Juliette balcony connecting the room with its surroundings. The open-plan living space provides ample room for soft furnishings and a dining table. The main bedroom is also set to the front with plentiful storage. The second bedroom is set to the rear also with a built-in wardrobe. The well-equipped shower room completes the accommodation. The property further benefits from air source heating, double glazing and a secure door entry system.

## Kitchen

The kitchen is fitted with a good range of modern wall and base unit cabinetry overlaid with stone-effect worktops incorporating a stainless-steel sink unit with mixer tap. There is an integrated electric oven, electric hob with built-in extractor, integrated dishwasher, washing machine and tall fridge freezer. There is also a handy peninsula incorporating the hob and provides an ideal dining or work from home space.

## Bathroom

The shower room is fitted with a modern walk-in shower tray with glass screen and mixer shower with laminated splashbacks. There is a vanity sink unit with storage and a close-coupled WC.







### Externally

There are communal gardens surrounding the development with dedicated residents parking available directly to the side of the property. Visitors parking is also readily available.

### Services

All mains services are present. UPVC Double Glazing and Air Source Heating.

### Location

Regarded by many as one of the most desirable Border Towns, which took the title of "Best Place to Live in Scotland 2018" by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorwood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

### Travel

Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

### Factoring Fees

It is understood that the development is factored by Edwin Thompson. Fees as of March 2024 are in the region of £105 per month. The factoring fee includes the buildings insurance policy and door entry servicing. More details are available upon request.

### Fixtures & Fittings

All integrated appliances are to be included within the sale. As this is a new property there are no floor coverings fitted.

### Viewings

Strictly by Appointment Only via James Agent.

### Home Report

As this is a new property a Home Report is not required.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.







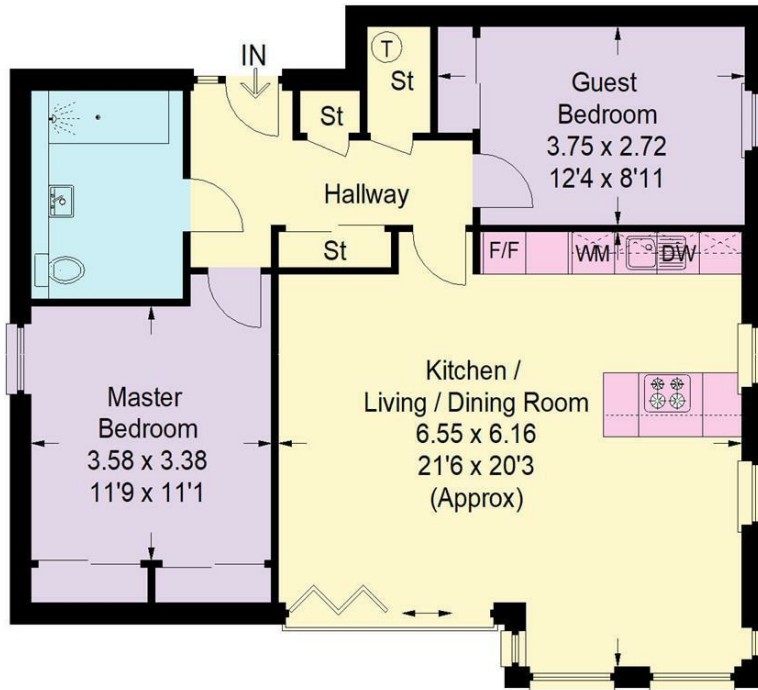
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## Floor Plans

### Flat 12, West Grove Apartments, Melrose

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

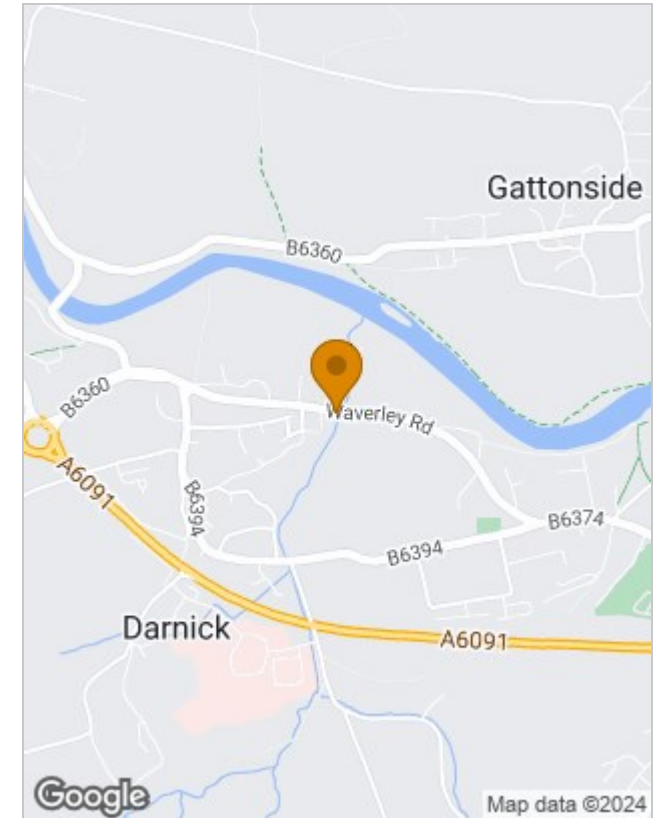
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

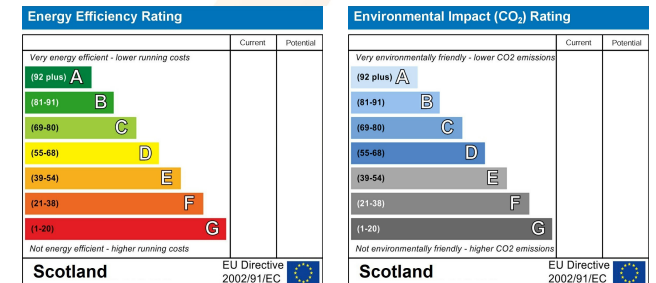
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph



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