



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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13 Morow Gardens, Melrose, TD6 9LA

Guide price £165,000



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# 13 Morow Gardens Melrose, TD6 9LA

- Spacious First Floor Apartment
- Town Centre Location
- Excellent Local Amenities
- Commutable to Edinburgh
- Outstanding Views
- 2 Double Bedrooms
- Close to Train Station
- Gas-Fired Central Heating

We are delighted to offer this bright, well proportioned first floor apartment set in an enviable position at the heart of the highly sought-after town of Melrose, with fantastic views to Melrose Abbey and towards Gattonside. The many amenities of Melrose are just a stone's throw away, as well as excellent transport links by road, bus or rail.

## ACCOMMODATION

- HALLWAY - KITCHEN - SITTING ROOM - TWO DOUBLE BEDROOMS - BATHROOM -



### Internally

The property is well presented throughout, and benefits from gas central heating and large double glazed windows allowing plentiful light.

### Kitchen

The kitchen is fitted with a range of base units overlaid with wood-effect worktops incorporating a stainless steel sink with mixer tap. There are with spaces for a freestanding cooker, slimline dishwasher, washing machine and tall fridge/freezer.

### Bathroom

The bathroom is fitted with a white 3-piece suite including WC, pedestal wash hand basin and panelled bath with mixer shower over and white tiling.

### Externally

There is a shared garden to the rear of the property.





### Location

The property sits at the centre of the highly sought after town of Melrose. Regarded by many as one of the most desirable Border Towns, which was also recently voted 'One of the Best Places to Live in Scotland in 2022' 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 Priorswood 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.

### Fixtures & Fittings

Fitted flooring and blinds are to be included within the sale.

### Services

Mains water, gas and drainage.

### Council Tax Band

Council Tax Band A.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Viewings

Viewings are strictly by appointment through James Agent.

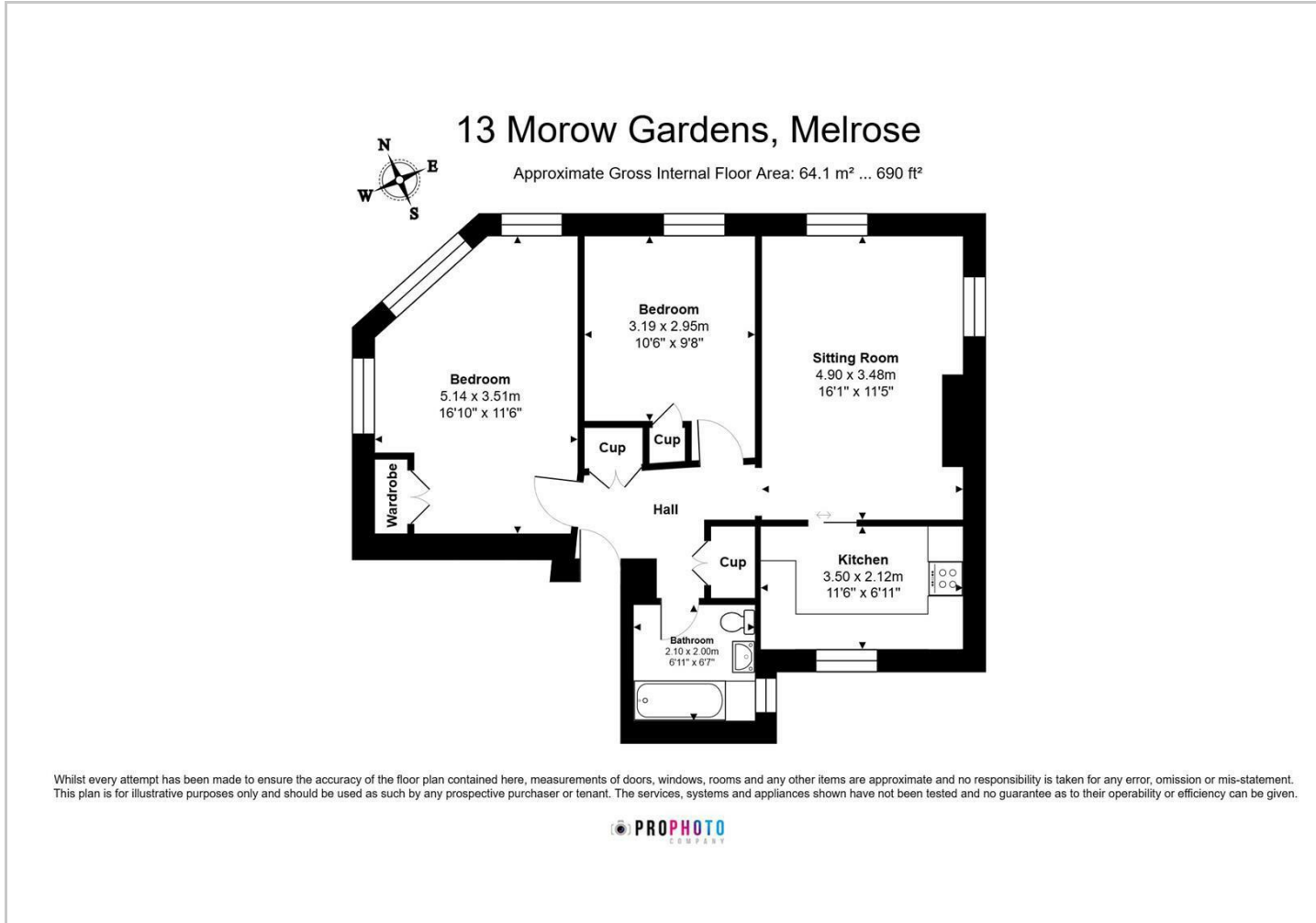
### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





## Floor Plans



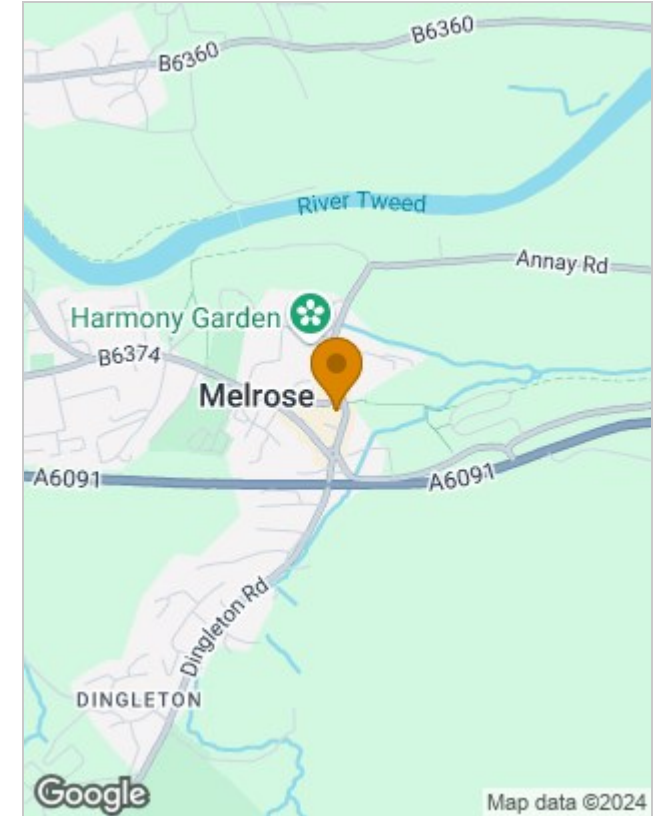
## Viewing

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

