



14 Westgrove Apartments Waverley Road, Melrose, TD6 9ST

Guide price £450,000









# 14 Westgrove Apartments

Melrose, TD6 9ST

- Penthouse Apartment
- 2 Bedrooms (Principal En-suite)
- Modern Open Plan Living Space
- Lift Access
- Close to Melrose Town Centre
- Exclusive Over 55's Development
- High Quality Fixtures & Fittings
- Fantastic Views
- Private Undercover Parking
- Train Station Nearby

Nestled within an exclusive over-55s development, this immaculately presented two-bedroom penthouse apartment offers a sophisticated and low-maintenance lifestyle in one of the Scottish Borders most sought-after towns. With beautifully designed interiors, modern energy-efficient features, and excellent transport links, this property is perfect for those looking to enjoy the tranquillity of country living without compromising on convenience.

Offering spacious and stylish accommodation, this elegant penthouse is situated within a well-maintained development with lift access, private undercover parking, and a secure storage area. The home's high-quality finish and contemporary design make it a rare opportunity for those seeking comfort and exclusivity in a prime location.

## ACCOMMODATION

- ENTRANCE HALL - OPEN PLAN KITCHEN/DINING/LIVING ROOM - PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM - GUEST BEDROOM - BATHROOM -



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## Internally

Spanning nearly 130 sq. m., the apartment is light, airy, and exceptionally spacious, with a layout designed to provide both practicality and style.

Upon entering, the wide and welcoming hallway leads into the open-plan kitchen, dining, and living area, which serves as the beating heart of the home. This space has been designed to offer versatility and comfort, whether you are hosting guests or simply enjoying a peaceful evening. Expansive windows and skylights flood the space with natural light, while the vaulted ceilings and soft neutral tones create an elegant yet cosy atmosphere.

To the left of the hallway, two well-proportioned double bedrooms provide private and restful spaces. The principal bedroom benefits from a walk-in wardrobe and its own luxurious en-suite shower room, making it a comfortable and convenient retreat. The second bedroom features a fitted wardrobe, ideal for guests or as a versatile space for hobbies or a study.

The main bathroom is positioned opposite the second bedroom and features a high-end four-piece suite, designed with both luxury and practicality in mind.

There are several cupboards in the hall, offering excellent storage.

## Kitchen

The stunning contemporary kitchen has been thoughtfully designed to combine aesthetics with practicality. Featuring sleek cabinetry and premium quartz worktops, it offers ample preparation and storage space.

The high-quality integrated appliances have been carefully chosen to enhance both functionality and design including, electric oven, combination oven/grill, dishwasher, 70/30 fridge/freezer and a combi washer/dryer. The central island is fitted with an induction hob with ceiling mounted extractor. The island serves as both a stylish focal point and a practical workspace—perfect for those who love to cook or entertain.

The seamless open-plan design ensures the kitchen flows effortlessly into the living and dining areas, creating an ideal space for socialising with friends and family.



### Bathrooms

The en-suite shower room in the principal bedroom features a walk-in shower with stylish panelling, alongside modern fixtures and fittings, providing an elegant and contemporary space for everyday use.

The main bathroom offers a luxurious four-piece suite that includes a freestanding bath, a separate walk-in shower, and a stylish vanity unit. The soft, neutral tones and high-quality finishes create a calm and tranquil retreat, perfect for unwinding after a long day.

### Location

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 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 integrated appliances will be included within the sale. Wall blinds and decorative light fittings may be available by separate negotiation.

### Outbuildings

There is a dedicated secure store located within the basement level.

### Services

Mains water, electricity and drainage. Central heating via air-source heat pump. Double glazing.

### Factoring Fee

It is understood that the development is factored by Edwin Thompson. Fees as of February 2025 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.

### Viewings

Viewings are strictly by appointment through James Agent.

### 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. 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.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at anytime.

### Externally

There are communal gardens surrounding the development with dedicated residents parking to the basement level. Visitors parking is also readily available.







Floor Plans



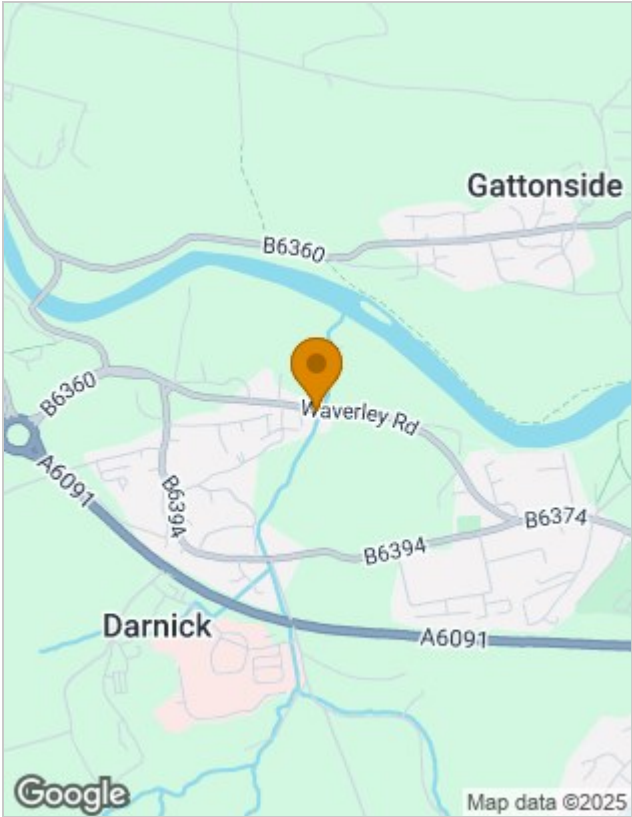
Viewing

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

