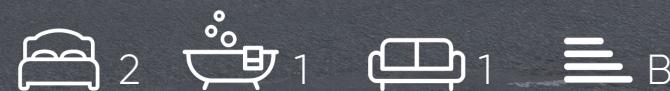




7 Westgrove Apartments, Waverley Road, Melrose, TD6 9SL

Offers over £330,000





7 Westgrove Apartments, Waverley Road

Melrose, TD6 9SL

- First Floor Apartment
- 2 Bedrooms
- Modern Open Plan Living Space
- Lift Access
- Close to Melrose Town Centre
- Exclusive Over 55s Development
- High Quality Fixture & Fittings
- Fantastic Views
- Private Undercover Parking
- Train Station Nearby

We are delighted to offer this immaculately presented two-bedroom apartment set in an exclusive over-55s development a stones throw from the centre of the highly sought-after town of Melrose. The property offers bright and spacious accommodation and benefits from lift access, private undercover parking, and a secure storage area, all within easy reach of the town's many amenities as well as Tweedbank Train Station.

ACCOMMODATION

- ENTRANCE HALL - OPEN PLAN KITCHEN/DINING/LIVING ROOM - TWO DOUBLE BEDROOMS - SHOWER ROOM -



Offers over £330,000



Internally

This apartment offers light, free-flowing accommodation, with modern fixtures and fittings throughout as well as attractive Kardean flooring. There are two well-proportioned bedrooms, both with built-in wardrobes, a spacious shower room, and an open-plan kitchen/living room with wonderful views toward the town centre and over to Gattonside.

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

Kitchen

The modern kitchen is fitted with a range of wall and base units with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. The attractive kitchen island offers useful additional storage/preparation space. There is an integrated double oven, induction hob with extractor, dishwasher and fridge/freezer.

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.

Bathroom

The bathroom offers a luxurious three-piece suite that includes a large walk-in shower, wc and a stylish vanity unit, finished with grey tiling.

Externally

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

Outbuildings

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



Fixtures & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale.

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.

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 April 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.

Council Tax

Band D

Viewings

Viewings are strictly by appointment through James Agent.

Travel

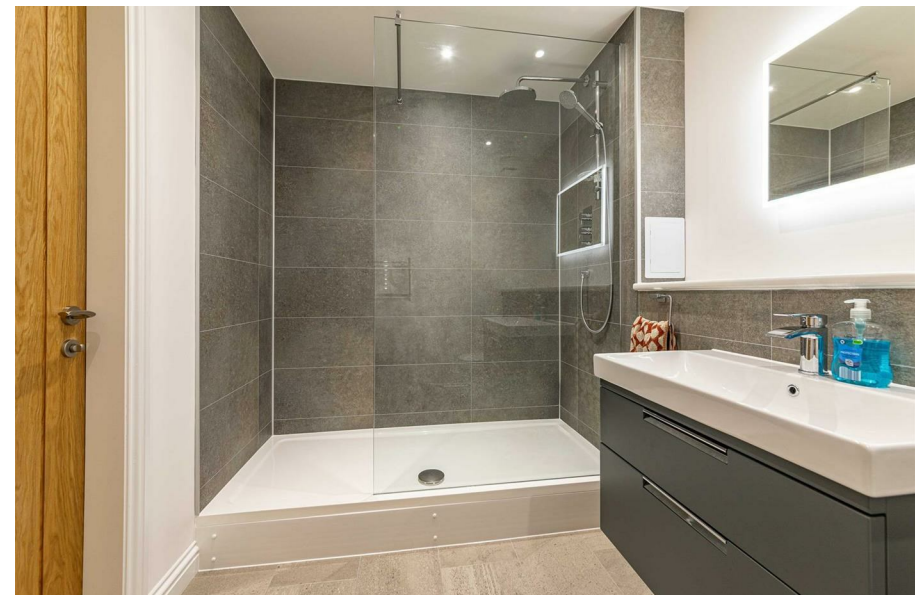
Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides 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

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.





Floor Plans



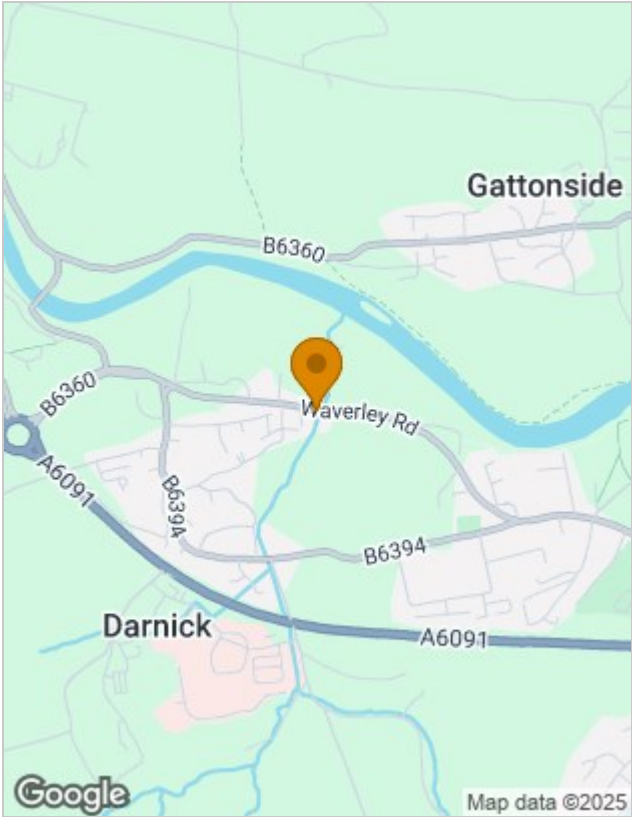
Viewing

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

