



52 Priors Walk, Melrose, TD6 9RD

Guide price £190,000





52 Priors Walk

Melrose, TD6 9RD

- Sought After Location
- 3 Bedroom Mid-Terraced House
- Great School Catchment
- Ideal Family Home
- Tucked Away Setting
- Walking Distance to Town Centre
- Railway Station Nearby

We are delighted to bring to the market this immaculately presented three bedroom mid-terraced home set in a highly desirable area of Melrose, Just a short walk from the many amenities of the town.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School. Melrose was recently voted 'One of the Best Places to Live in Scotland in 2022' by The Sunday Times.

ACCOMMODATION

ENTRANCE HALL - SITTING ROOM - BREAKFASTING KITCHEN - HALL LANDING - 3 BEDROOMS - BATHROOM



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Internally

The property benefits from a bright and spacious layout over two levels. The lounge is set to the front of the property with a large picture window with wonderful views over towards Gattonside and Melrose. The kitchen is to the rear with views over the garden. The shower room is also located on the ground floor. The staircase from the hallways leads up to the first floor where there are three spacious bedrooms and a storage cupboard in the hall.

Kitchen

The kitchen has a great range of wall and base units overlaid with laminated worktops with an inset 1.5 bowl stainless steel sink with mixer tap with tiled splashbacks. Integrated appliances include an electric oven with gas hob and a stainless steel extractor fan. There is also undercounter space for a dishwasher and washing machine with space at the end of the kitchen for a freestanding fridge.

Shower Room

The shower room is fitted with a 3-piece suite including WC, pedestal sink basin and shower cubicle with tiled splashbacks.

Externally

The property benefits from generous private garden grounds to the front, side and rear of the property which have been designed to incorporate areas of paving and gravel, with mature shrubs and timber fencing.



Location

Regarded by many as one of the most desirable Border Towns, which has also just been 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.

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.

Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

Council Tax

Council Tax Band B

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Home Report

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

Viewings

Strictly by Appointment Only through James Agent

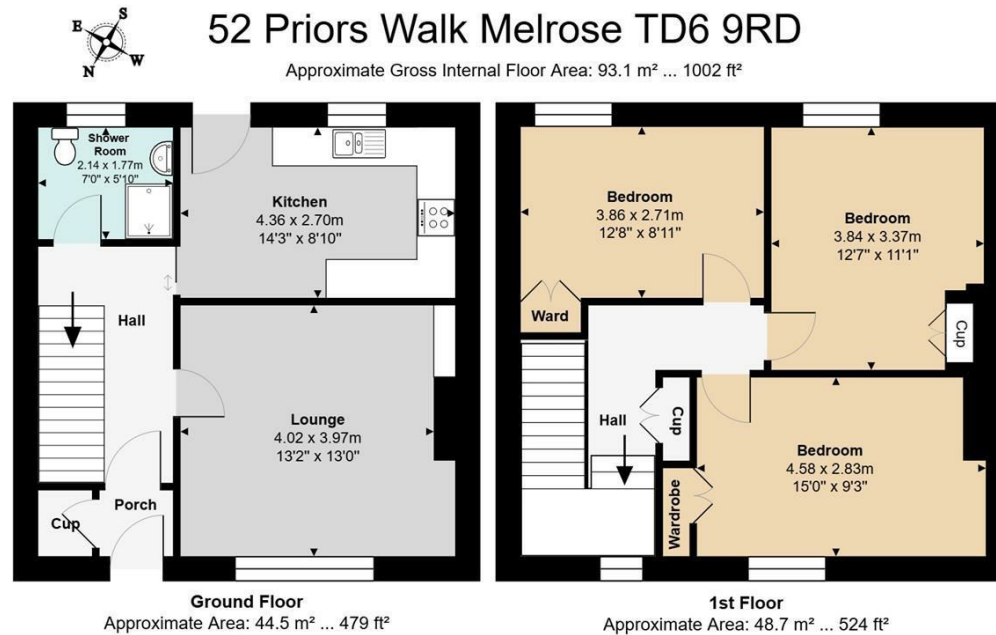
Offers

All offers should be submitted in writing in Standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer, and the Seller also reserves the right to accept any offer at any time.





Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

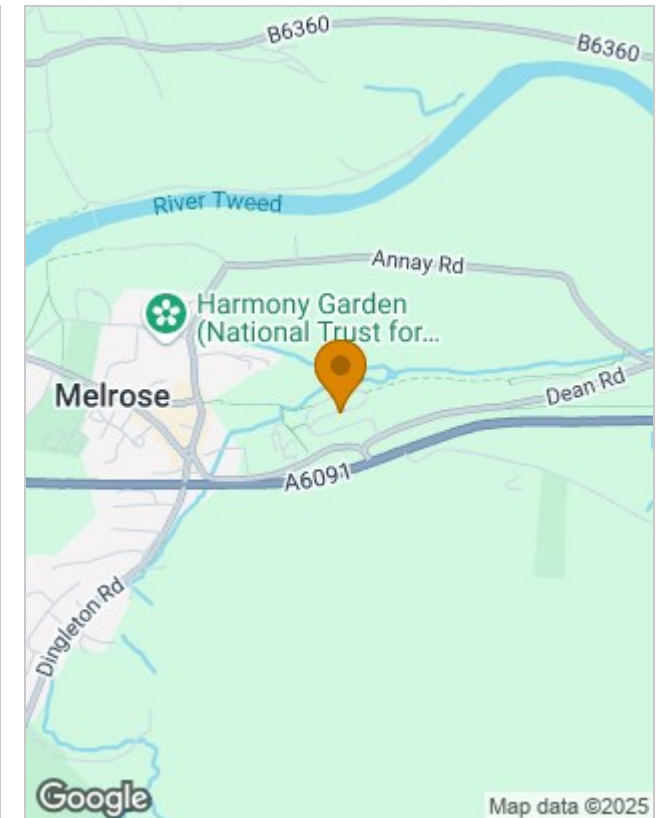


Viewing

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |

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13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB