



92 Dingleton Apartments, Melrose, TD6 9EZ

Guide price £170,000





92 Dingleton Apartments

- Main Door Apartment
- Immaculately Presented
- Open Plan Living Space
- Double Glazing
- Large Communal Grounds
- Ground Floor
- Two Bedrooms
- Modern Shower Room
- Gas Central Heating
- Communal Parking

We are delighted to bring to the market this beautifully presented 2 bedroom ground floor apartment located in a much sought-after private residential development. Close to the many amenities of the town and surrounded by communal park land, the property is tucked at the foot of the iconic Eildon Hills and a just stones throw from Melrose Golf Course. Benefitting from main door access the property is ideally suited for first-time buyers, downsizers or investors.

ACCOMODATION

- OPEN PLAN LOUNGE/ DINING KITCHEN - HALLWAY - TWO BEDROOMS - SHOWER ROOM -



Internally

92 Dingleton apartments is a unique opportunity to purchase a main door ground floor apartment found in beautiful condition, further benefitting from double glazing and gas central heating throughout. The property is entered via a UPVC double glazed door into a wonderful open-plan living space which seamlessly combines the lounge and dining kitchen to provide an excellent entertaining space. The rear hallway provides access to the master bedroom, second bedroom and shower room.

Kitchen

The dining kitchen is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a stainless-steel sink with swan mixer tap. Integrated appliances include an electric single oven, 4-ring ceramic hob, dishwasher and tall fridge-freezer. There is an appliance space for a freestanding washing machine. Metro tiling and high quality wood flooring complete the look perfectly.

Shower Room

The shower room has been extensively upgraded in recent years with high quality fixtures and fittings including; concealed cistern WC, vanity wash hand basin with matching wall cabinetry, feature towel rail and large low-profile shower tray with glazed screen and remote operated mixer shower. Stone and natural wood effect tiling complete the executive look.



Externally

Dingleton Apartments is an exclusive development surrounded by beautiful communal grounds which can be explored and enjoyed all year round. There is a delightful area of communal garden to the front of the property which is surrounded by evergreen trees, providing a peaceful setting for a table and chairs. There is also plentiful parking for residents and visitors to the rear of the building.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale. All freestanding furniture and appliances are available by separate negotiation.

Services

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

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

For those with satellite navigation the post code is TD6 9EZ. 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.

Council Tax Band

Tax Band C.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment Only Via James Agent.

Offers

All offers should be submitted 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 any time.

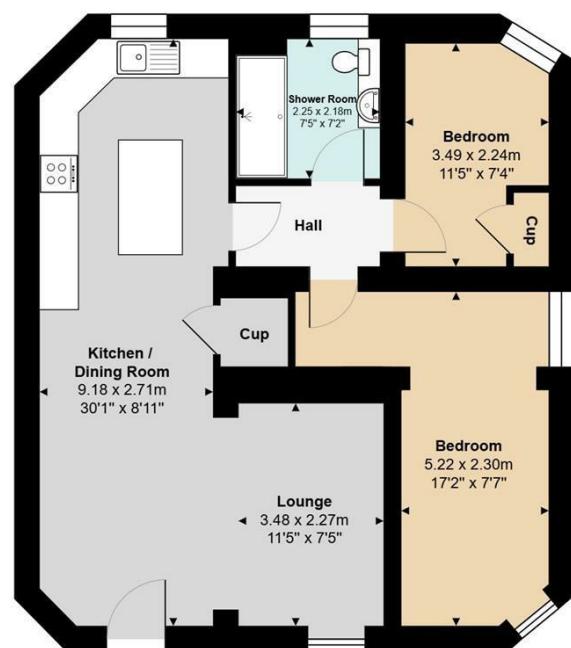




Floor Plans

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Approximate Gross Internal Floor Area: 72.0 m² ... 775 ft²



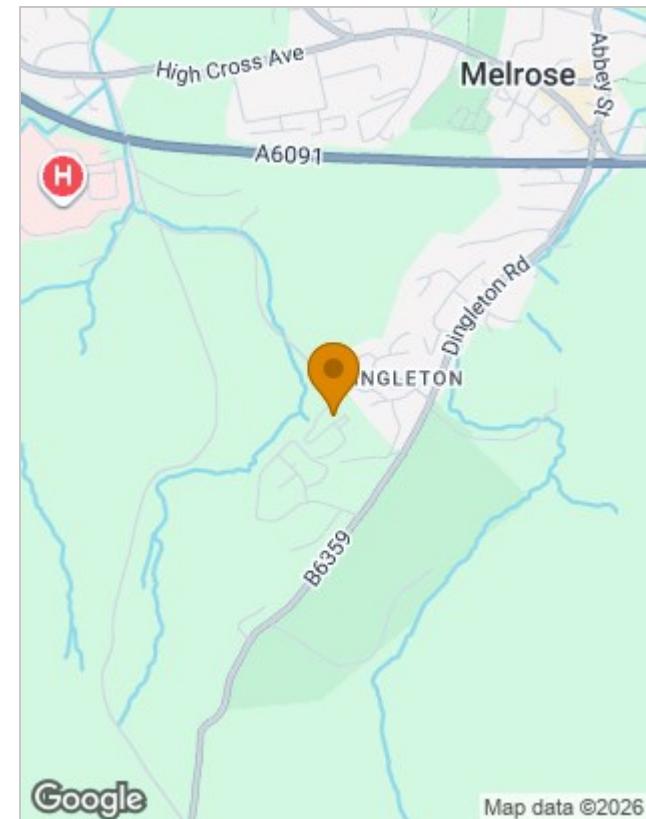
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



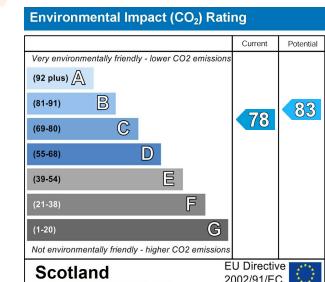
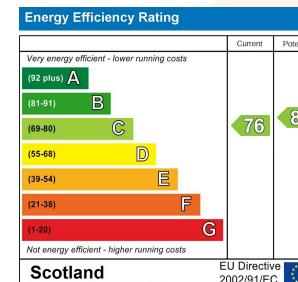
Viewing

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

Location Map



Energy Performance Graph



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.