

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 31 St Dunstons Park, Melrose

TD6 9LF

**Guide Price £90,000**



This attractive ground floor flat is situated within a popular area of Melrose, just a short walk from the town centre, and is tucked away enjoying a very peaceful setting. Located within a block of four sharing a communal entrance, this is an ideal starter property or potential rental investment, which is presented for sale in immaculate order throughout. Boasting spacious rooms, fresh décor, new shower room, new double glazing, new electric radiators, integrated dishwasher, secure entry system and excellent storage space. Externally, there is a shared area of garden whilst ample parking is available within the cul de sac. Viewing highly recommended.





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TD6 9LF

Guide Price £90,000

Communal Entrance  
Hall  
Lounge  
Kitchen  
Bedroom  
Bathroom

Electric Heating  
Double Glazing  
Secure Entry System

Communal Garden Grounds





### Location

The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Electric heating, double glazing.

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



**Interested in this property?  
Call 01896 822796**

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Kelso, Tel 01573 400 399  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**31 St Dunstans Park, Melrose**

Approximate Gross Internal Area = 48.8 sq m / 525 sq ft

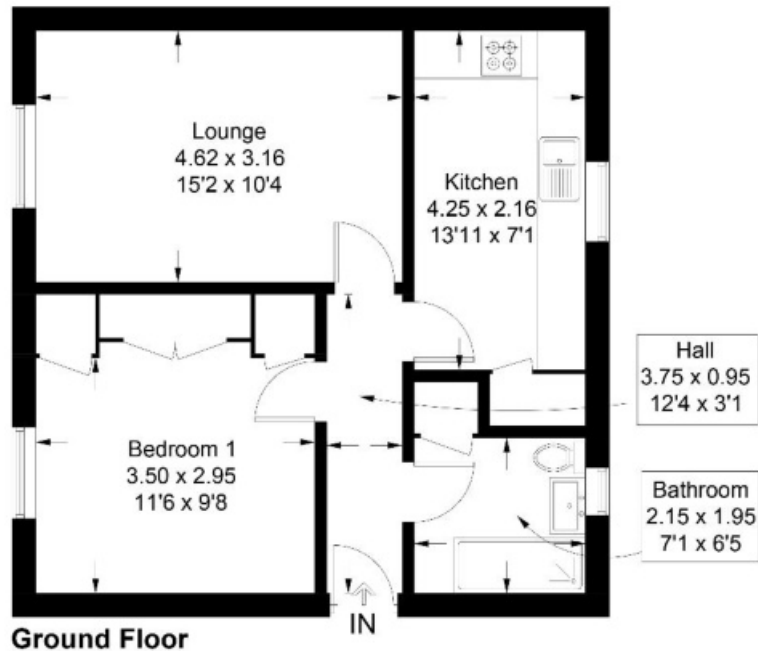


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132665)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.