

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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71 Dingleton Apartments, Melrose, TD6 9HJ

Guide Price £265,000



71 Dingleton Apartments is a spacious maisonette set within a modern conversion of a Victorian property, located in a sought after area on the outskirts of Melrose. The accommodation is very generously proportioned and arranged over two levels, offering a flexible layout ideal as a primary residence or a holiday home. On the ground floor there is a large, light filled lounge with extensive windows and a door leading to the exterior; a well equipped kitchen with ample space for dining, a double bedroom with ensuite and a separate WC. A staircase leads down to the lower level, also with convenient access outside and incorporating a further two double bedrooms, large entrance hall that also serves as a formal dining area, and a well appointed bathroom. The property is surrounded by landscaped communal grounds; perfect for those looking for a low maintenance option, and there is the undoubted benefit of ample residents parking. Overall this is a bright, adaptable property in an attractive development that combines Victorian charm with contemporary living space, private parking and well-maintained communal grounds.



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Ground Floor:
Entrance Hall
Spacious Lounge
Dining Kitchen
Double Bedroom with En-Suite Bathroom
Separate WC

Lower Floor:
Entrance Hall/Formal Dining Area
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Landscaped communal grounds
Ample residents parking



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, bowls 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

C

Council Tax Band

E

Viewings

By appointment with the Selling Agent

Factor Charge

A factor charge of approximately £90 per month is levied for the buildings insurance, upkeep of grounds, window cleaning and maintenance of communal areas.



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

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft

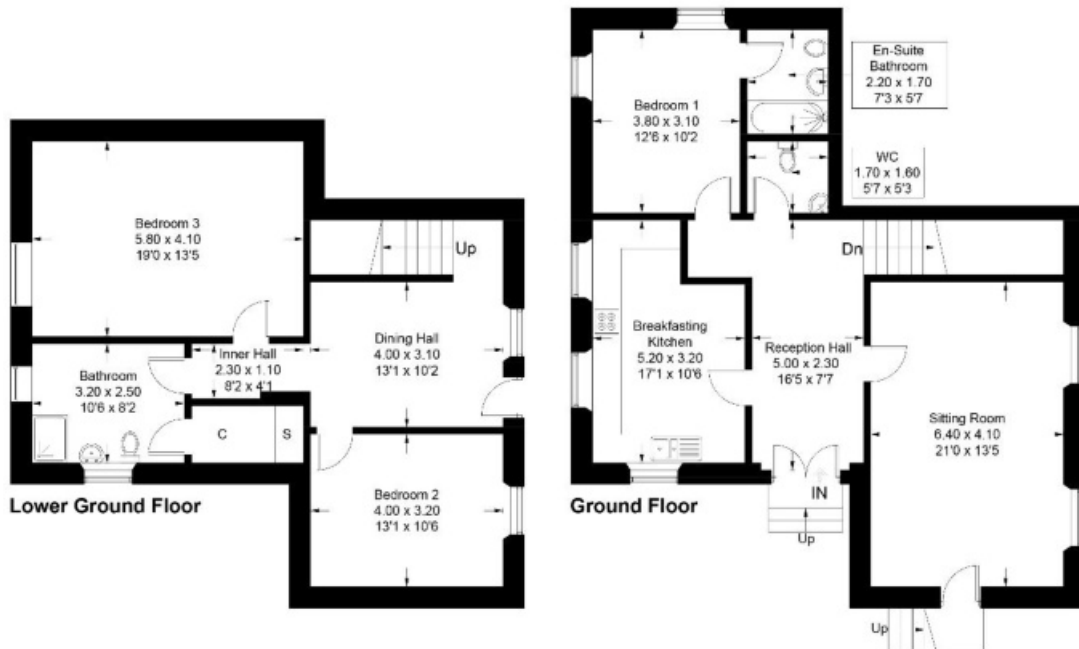


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249572)

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.