

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 10 Glentress Apartments, Melrose, TD6 9JY

**Guide Price £235,000**



This spacious two bedroom ground floor apartment is set within a highly sought after development, located towards the outskirts of the popular Abbey town of Melrose. Forming part of a sympathetic conversion of a large Victorian property, it retains a wealth of character along with more modern elements which sit well with the style of the building. The layout of this apartment is particularly spacious, with the large open plan kitchen/living/dining area one of the most notable features, as well as which there are two generous double bedrooms; one of which is en-suite. The apartment is in good order, ensuring it is ready to move into, perfect for those seeking an easily managed home for every day or occasional use. Set near the golf course and amidst landscaped grounds, it is the ideal location for those who wish a quiet and tranquil living environment.



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Accommodation:  
Large Open Plan Living Space/Kitchen  
Inner Hall  
Master Bedroom with En-Suite  
Further Double Bedroom  
Bathroom

Gas central heating  
Double Glazing

Communal Grounds  
Residents Parking

Owners of these properties enjoy the advantage of unlimited access to acres of woodland walks and nature trails, there is also course fishing available in the nearby Bowden reservoir.



### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water and electricity. Double Glazing. Gas Central Heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

D

### 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
Jedburgh,	Tel 01835 863 202
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Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 112.7 sq m / 1213 sq ft

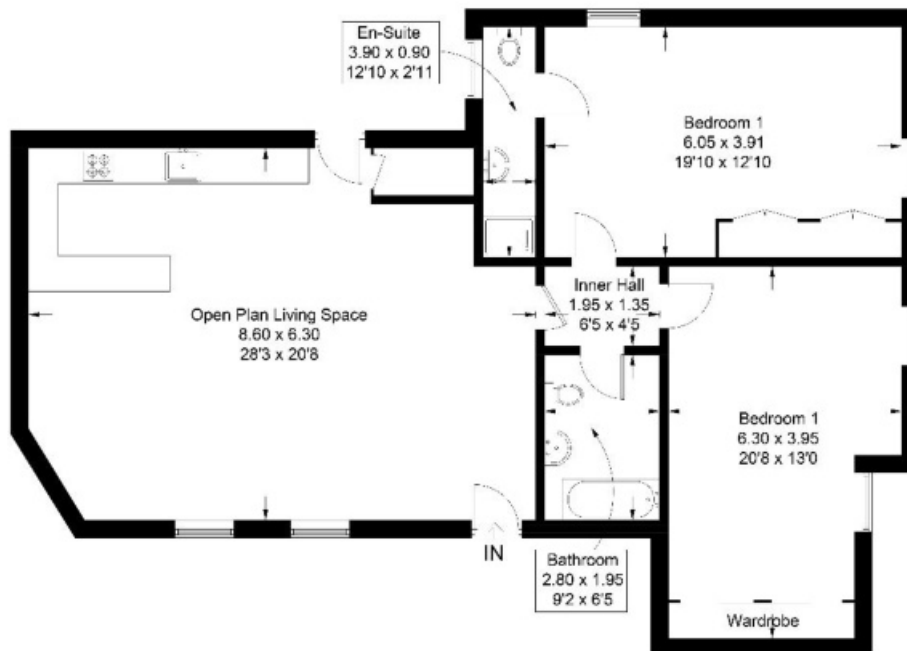


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096075)

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.