



El Atico is a beautifully presented three-bedroom second-floor flat situated in the heart of the much sought-after Borders town of Melrose. With a shared main door entrance, with one other flat, the property occupies the entire second floor.

Located within the town centre, and with the Borders General Hospital closeby, the property is approximately one and a half miles away from the rail-link at Tweedbank which runs to Edinburgh. The property also sits within a strong primary and secondary school catchment which is a particular bonus.

Internally, the accommodation lies across one main level and comprises a large hall, three bedrooms, a sitting room, a dining kitchen and a shower room. With good storage throughout there is a real flame gas fire in the sitting room plus gas central heating and double glazing providing a warm and comfortable home.

Externally, there is plentiful on-street parking to the front of the property, with all amenities literally on the doorstep and Dunstons Park a short walk away.

The property is also conveniently located for commuting, via the aforementioned railway, with Edinburgh also easily accessible via the A68, and most Borders towns readily available from this central location.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 1.5 miles. Peebles 22 miles.

(All distances are approximate)

Location:

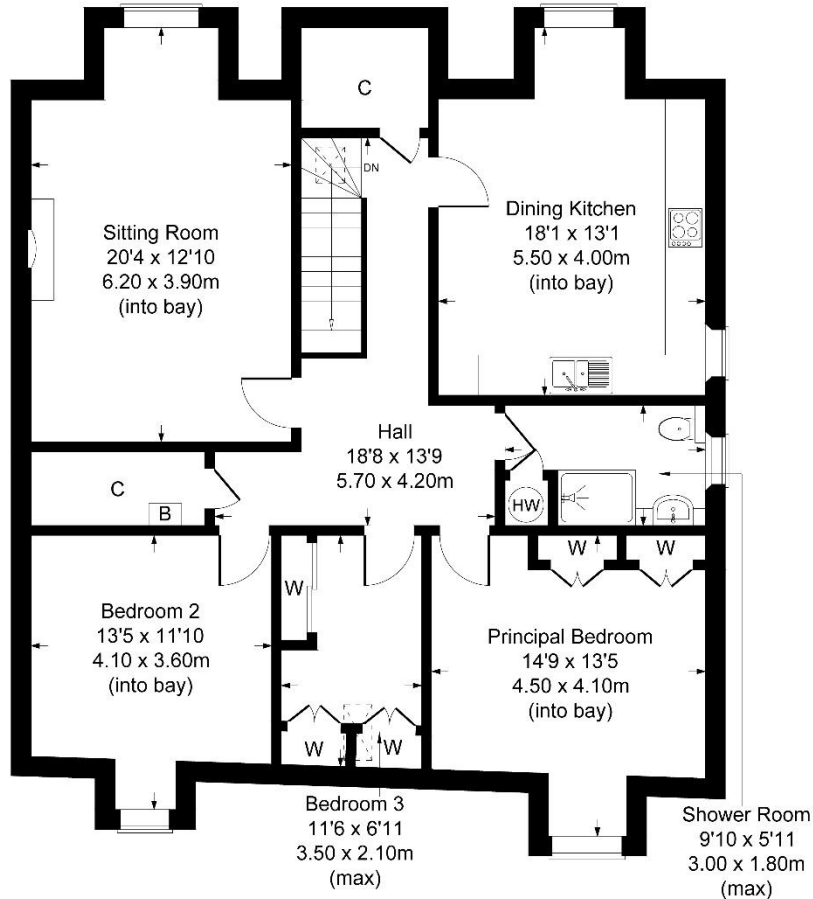
El Atico is situated in the centre of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a green grocer, a fishmonger, a butchers, antique and interiors shops, small supermarkets, a large selection of restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School which is routinely named one of the best state schools in the region. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, the station lies approximately two and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.



El Atico, High Street, Melrose TD6 9PB



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Directions:

For those with satellite navigation the postcode for the property is: TD6 9PB
Coming from Edinburgh take the A68 South, passing through Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 signposted Melrose and Galashiels. Take the turn-off for Melrose and proceed through the town centre and down the High Street. The front door to El Atico is at the foot of the High Street, on the left, before the right fork onto Buccleuch Street.

Coming from the West enter Melrose passing the Waverley Castle Hotel on your left and proceed along Waverley Road and onto High Cross Avenue which runs down to Melrose Rugby Club. On approaching the left fork onto Buccleuch Street you will see El Atico at the foot of the High Street on the right. Please note it is a one-way system, although you can park on Buccleuch Street or drive round the one-way system and park.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and high-speed broadband

Outgoings:

Scottish Borders Council Tax Band Category: C

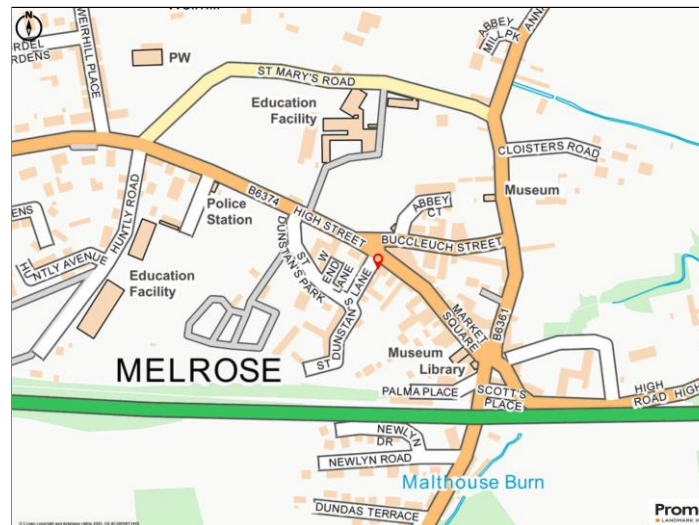
EPC Rating:

Current EPC: D60

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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