



RALPH SAYER
SOLICITORS & ESTATE AGENTS

57 Priorswalk

Melrose, Scottish Borders, TD6 9RD

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This appealing semi-detached house is quietly situated in the charming town of Melrose, boasting stunning countryside views and a convenient commuting distance of one hour from the capital. It features immaculate contemporary interiors, decorated in neutral tones and flooded with natural light. Alongside three bedrooms, this ideal family home includes a shower room, a quiet study, a living room, and a bright, well-equipped dining kitchen that opens onto a spacious south-facing garden, which is reassuringly secure for children and pets. Additionally, there is an inviting front garden and conveniently unrestricted parking on the street.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.



Property Summary

- Desirable country town address with picturesque views
- Light and airy interiors, with immaculate contemporary décor
- Semi-detached house – ideal for families
- Welcoming entrance hall
- Comfortable living room
- South-facing integrated kitchen with social dining area and garden access
- Two double bedrooms with storage
- One single bedroom
- Quietly positioned study
- Shower room with a deluxe rainfall shower
- Attractive gardens, secure and south-facing to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £240,000







Comfortable living room
and a south-facing
integrated kitchen with
social dining area and
garden access







Two double bedrooms
with storage, one single
bedroom and a
quietly positioned study





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dream property!



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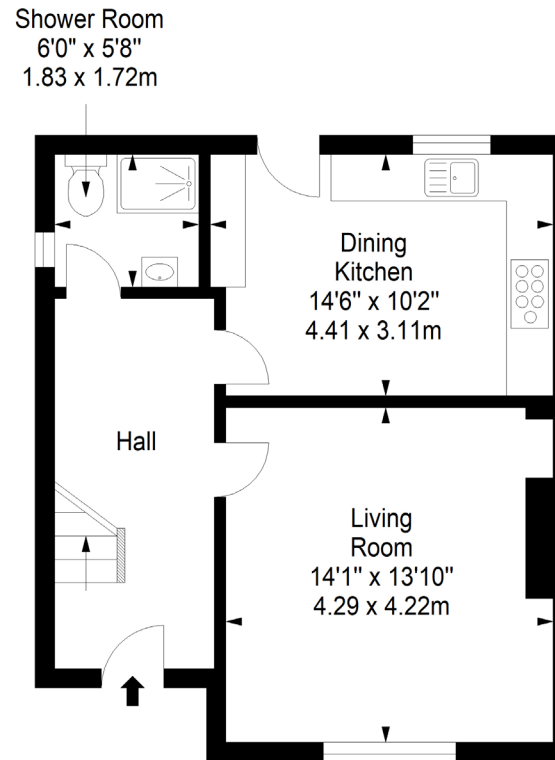


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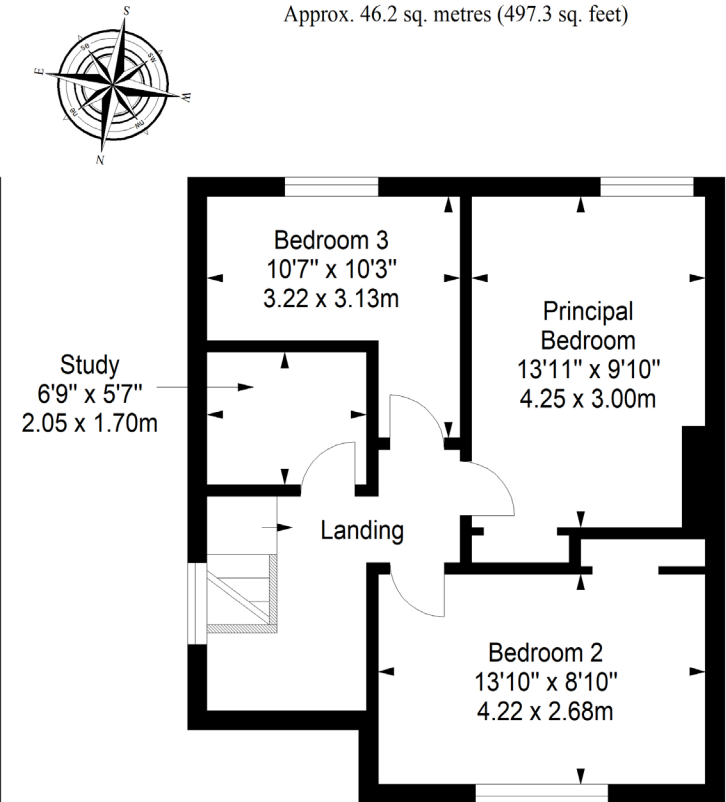
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)