



## 9 GLENTRESS APARTMENTS MELROSE, TD6 9JY

**OFFERS OVER £170,000**

Stewart Balfour And Sutherland are delighted to bring to the market this beautifully presented two-bedroom first floor apartment set within the highly sought-after Glentress Apartments development on Chiefswood Road, Melrose. Enjoying a peaceful setting at the foot of the iconic Eildon Hills and close to the excellent amenities of the town centre, the property offers bright and well-proportioned accommodation with attractive communal grounds and residents' parking.

**Stewart Balfour & Sutherland**  
SBS Cameron Macaulay  
SBS Edingtons WS  
SBS Property Shop

## 9 GLENTRESS APARTMENTS

- First Floor Apartment • Two well Proportioned Bedrooms • Well Maintained Communal Grounds and Ample Residents Parking • Bright Open Plan Lounge/Kitchen Space • Within Easy Reach of Melrose Town Centre • Peaceful Setting at the Foot of the Eildon Hills

9 Glentress Apartments is a beautifully presented two-bedroom first floor apartment forming part of an exclusive and highly desirable residential development on Chiefswood Road in Melrose. Set within attractive communal grounds and enjoying a peaceful setting at the foot of the iconic Eildon Hills, the property is conveniently located within easy reach of the town's wide range of amenities.

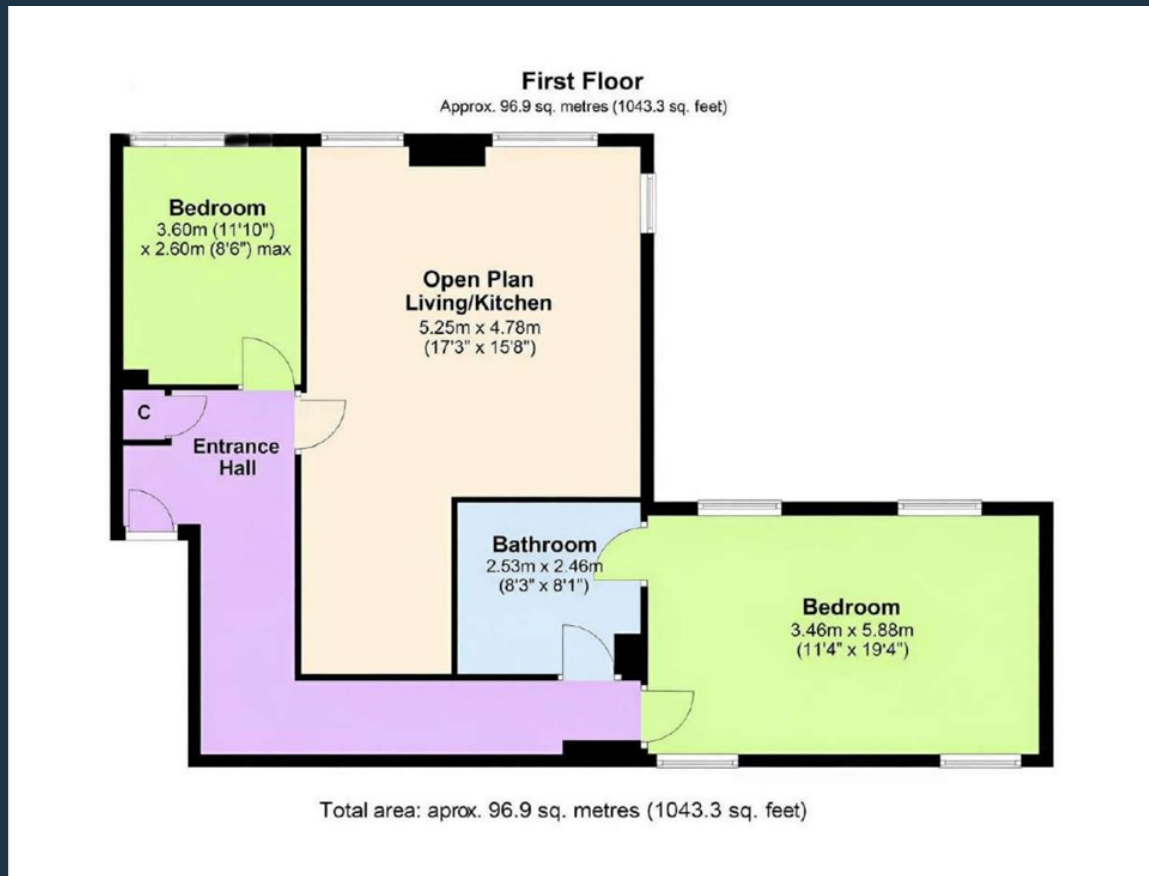
Internally, the accommodation is presented in excellent order and comprises a welcoming hallway leading through to a spacious open plan lounge and kitchen, providing a bright and sociable living space with room for dining. There are two well-proportioned bedrooms and a modern shower room completing the accommodation.

Externally, the property benefits from beautifully maintained communal grounds which can be enjoyed throughout the year, together with ample residents' parking nearby.

Melrose is widely regarded as one of the most desirable towns in the Scottish Borders, offering an excellent range of local amenities including independent shops, cafés, restaurants and leisure facilities. The area is well known for its stunning scenery and outdoor pursuits, while also being home to popular attractions such as Melrose Abbey and the annual Melrose Sevens.







NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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