



13 Priorsdene, Melrose, TD6 9RE

Guide price £90,000





13 Priorsdene, Melrose, TD6 9RE

- Ground Floor Apartment
- Modern Fixtures & Fittings
- Quiet Residential Area
- Communal Gardens
- Ideal Downsizing Opportunity
- One Double Bedroom
- Modern Electric Heating – EPC Rating C
- Walking Distance to Town Centre
- Plentiful On-Street Parking
- Perfect First-Time Buy

13 Priorsdene is an immaculately presented one bedroom ground floor apartment located in a popular residential area, just a short walk to Melrose town centre. The property has been lovingly upgraded by the current owner to a very high standard presenting an ideal opportunity for a downsizer or first-time buyer looking for an easily manageable home in move-in condition. The property benefits from modern fixtures & fittings throughout, modern electric heating and fresh decor.

ACCOMMODATION

– ENTRANCE HALLWAY – LOUNGE – KITCHEN – SHOWER ROOM – DOUBLE BEDROOM –



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Internally

Upon entering the property via a multi-locking door you are greeted by a large hallway with plentiful cupboard space. The spacious lounge sits to the front of the property and benefits from a large window allowing for plentiful light. The modern kitchen is well designed with modern units and integrated appliances. The shower room is bright and spacious. The double bedroom enjoys a view over the communal gardens and includes a built-in cupboard. The bedroom is also large enough for freestanding furniture.

Kitchen

The kitchen has been beautifully upgraded in a contemporary style, featuring a sleek range of high-gloss wall and base units complemented by quality worktops and a striking subway-tiled splashback. Thoughtfully designed to maximise both storage and workspace, the kitchen incorporates a comprehensive range of integrated appliances including a fridge freezer, dishwasher, electric oven and ceramic hob with extractor hood above. A window positioned above the sink provides pleasant natural light, while the neutral colour palette creates a bright and inviting space ideally suited to modern day living. The washing machine is conveniently located in the hallway cupboard.

Shower Room

The shower room has been stylishly appointed with modern fixtures and fittings throughout. Comprising a contemporary vanity unit with inset wash hand basin and useful storage below, WC and a large curved shower enclosure with electric shower, the room offers both practicality and comfort. Attractive patterned flooring is complemented by contrasting tiled splashbacks and dark feature wall tiling within the shower enclosure, creating a fresh and modern finish. A heated towel rail and frosted window provide additional convenience and natural light.



Externally

To the front there is a neat paved area, providing a quiet space to relax. To the rear there is a communal drying green area. Plentiful in-street parking is available to the front of the property. There is an external store to the front of the property.

Services

Mains water, electricity and drainage. Modern electric heating and double glazing.

Locality

Regarded by many as one of the most desirable Border Towns, which has also just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Travel

Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

Council Tax

Council Tax Band A.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only through James Agent.

Offers

All offers should be submitted in writing in Standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer, and the Seller also reserves the right to accept any offer at any time.





Floor Plans

13 Priorsdene, Priorswalk, Melrose, TD6 9RE

Approximate Gross Internal Floor Area: 46.0 m² ... 495 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

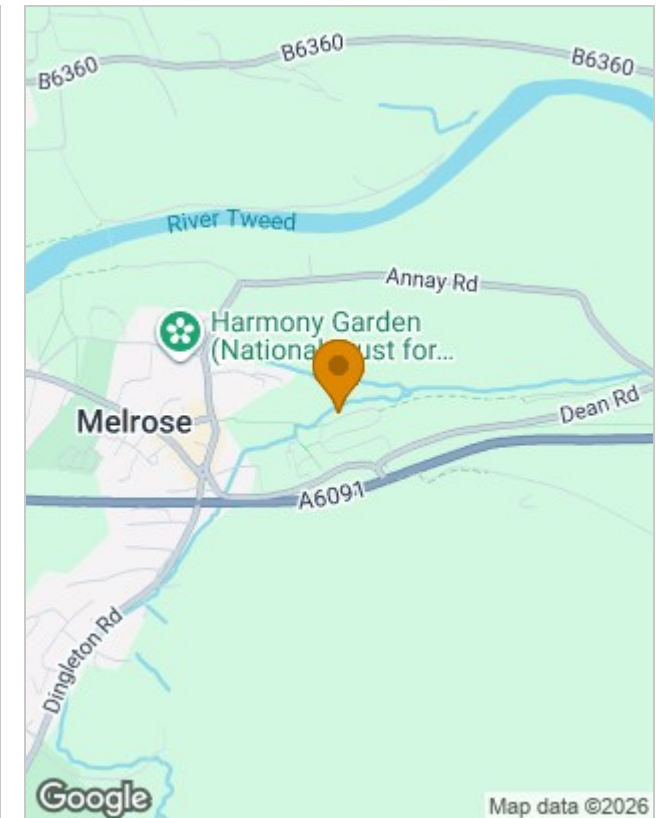


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		90
(69-80) C	88	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB