

# 9 Glentress Apartments

Chiefswood Road, Melrose, TD6 9JY

2 Bed First Floor Apartment

For Sale • Offers Over £175,000

Edwin  
Thompson





## BRIEF RESUME

- 2 Large Bed Rooms
- 1 Bathroom
- Spacious Livingroom
- Ample Parking

## DESCRIPTION

Located within the well known Glentress Apartments in Melrose, Flat 9 forms part of a charming period conversion and offers comfortable, well maintained accommodation.

There is a welcoming hallway which provides access to both bedrooms, living room, kitchen and family bathroom. The kitchen is well presented, enjoying good natural light and fitted with a modern selection of wall and floor units.

The lounge is an impressive space, enhanced by high ceilings and large windows that create a bright and airy atmosphere.

Externally, the property is accessed from the front through a shared parking area.

## LOCATION

The property occupies a discreet position to the rear of Abbotsford Road and is accessed via a shared driveway from Croft Street, where private parking is available. A dedicated entrance with a charming timber porch provides convenient and independent access to the accommodation.

The flat is ideally positioned within easy walking distance of Melrose's local shops, cafés and everyday amenities, while Galashiels town centre is close by and offers a wider range of services including supermarkets, leisure facilities, schools, and the Borders Railway Station, providing regular rail links to Edinburgh, making the area particularly attractive for commuters.

Road connections are excellent, with the A7 offering direct routes north to Edinburgh and south towards Carlisle, while the nearby A68 provides access to Newcastle and the wider region. Rail travel allows access to Edinburgh in under an hour, and major airports in Edinburgh, Glasgow and Newcastle are all readily reachable.

The Scottish Borders is celebrated for its outstanding natural scenery, welcoming communities and enviable lifestyle.

## ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance hall, 2 Bedrooms, Kitchen, Lounge and Family Bathroom

## AREAS

The property has been measured to the following areas:

| Description                   | sq m        | sq ft        |
|-------------------------------|-------------|--------------|
| <b>9 Glentress Apartments</b> | <b>81.5</b> | <b>877.6</b> |

*E & o e please note that these measurements have been taken using a laser measure.*





#### SERVICES

All mains services are understood to be connected. Gas central heating.

#### COUNCIL TAX

Council Tax Band D. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

#### EPC

EPC rating: C78

#### WHAT THREE WORDS

///encourage.prime.dolphin

#### TENURE

Freehold

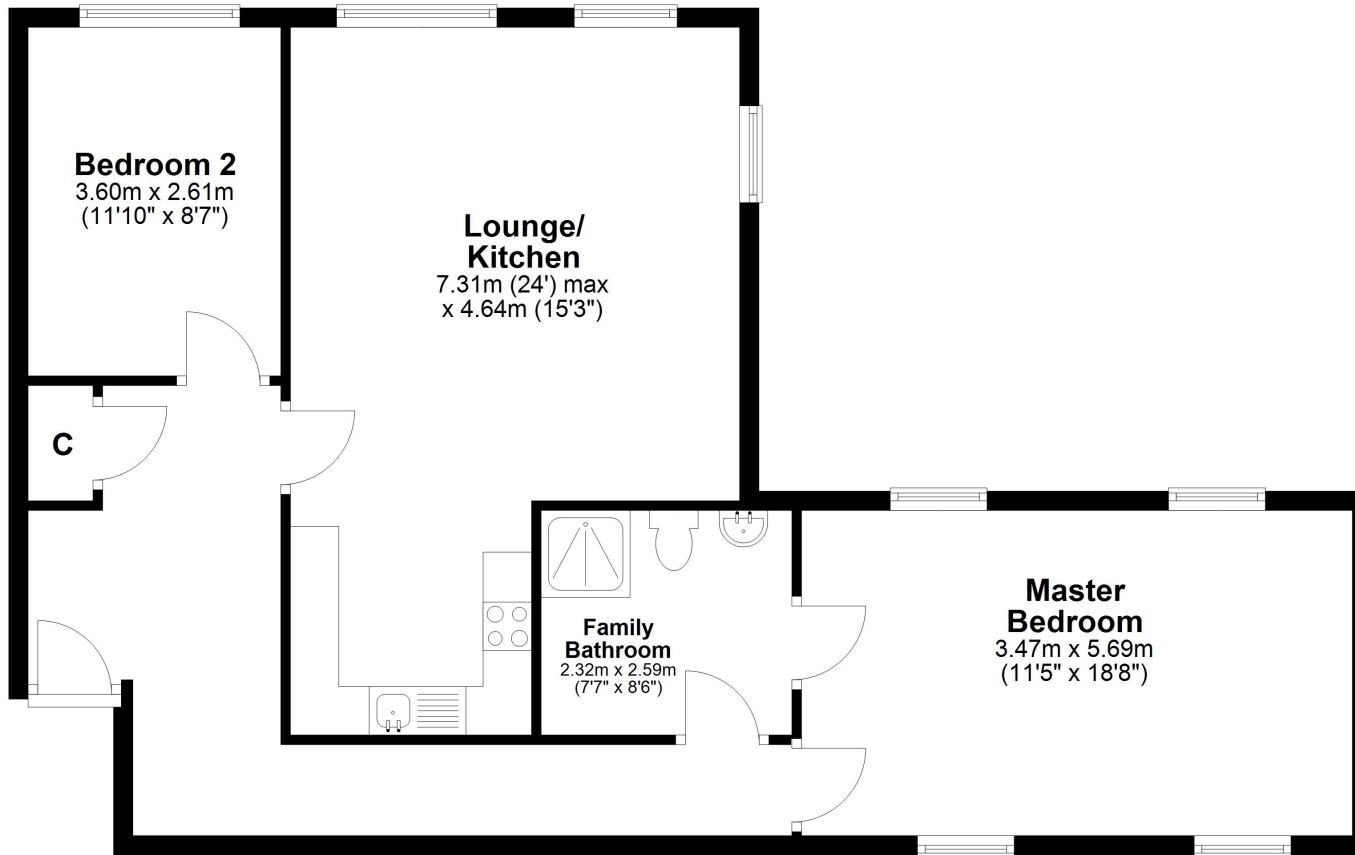
#### BROADBAND

Ofcom states the house has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

#### FLOODING

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.







## VIEWING

By appointment with the sole agents.  
Please contact the office for further details.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP  
Tel. 01896 751300  
E-mail: [galashiels@edwin-thompson.co.uk](mailto:galashiels@edwin-thompson.co.uk)

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