Melrose
Call 01896 822796

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SOLICITORS & ESTATE AGENTS

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St Aidan's Manse, 1 High Cross Avenue, Melrose

TD6 9SQ

Offers Over £495,000

St Aidan's Manse is an extremely spacious ground floor apartment forming part of an impressive mansion house conversion, situated in one of the most sought-after areas of Melrose. Less than a five-minute walk from the town centre and close to Melrose Primary School, the property enjoys a lovely outlook over the Greenyards, with stunning views towards the Eildon Hills. Tweedbank Railway Station is also just a five-minute drive away, providing excellent connections to Edinburgh. The spacious and flexible accommodation would suit families, couples and retirees alike and comprises: Vestibule, hall, lounge, dining room which could also be used as a fourth bedroom or second sitting room, kitchen, utility room, conservatory, three bedrooms & two shower rooms. Externally, there is a large landscaped garden which is fully fenced and gated, together with a garage, driveway and EV charger. With its generous accommodation, superb views, enclosed garden and highly desirable location, St Aidan's Manse offers a rare opportunity to acquire a substantial ground floor apartment in Melrose. Early viewing is strongly advised.

St Aidan's Manse, 1 High Cross Avenue, Melrose

TD6 9SQ

Offers Over £495,000

Vestibule
Hall
Lounge
Dining Room/Second Sitting Room/ Fourth Bedroom
Kitchen
Utility Room
Conservatory
Three Bedrooms
Two Shower Rooms

Gas Central Heating
Double Glazing
EV Charger

Large Landscaped Garden
Garage
Drive

Location

Melrose offers an appealing blend of historic character, natural beauty and modern living, making it one of the Borders' most desirable places to call home. Set amid beautiful rolling countryside, the town is steeped in history, with the magnificent ruins of Melrose Abbey providing an impressive reminder of Scotland's rich past. At the heart of the town is a vibrant centre, home to an enticing selection of independent shops, welcoming cafés and traditional pubs, while a strong sense of community adds greatly to its charm. The renowned Greenyards, home to Melrose Rugby Football Club, plays an important part in the town's sporting heritage and local identity. The surrounding countryside provides an exceptional setting for outdoor pursuits, from peaceful walks along the River Tweed to more energetic climbs in the Eildon Hills, where the distinctive triple peaks reward walkers with far-reaching views across the Borders landscape. Melrose is also well placed for travel further afield, with the nearby Borders Railway at Tweedbank providing a direct rail connection to Edinburgh Waverley taking less than an hour. This excellent connection allows residents to enjoy the beauty and tranquillity of the Borders while keeping the capital within easy reach. Whether seeking a peaceful retreat or a welcoming community in which to put down roots, Melrose is a truly special place to call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings, bathroom fittings and curtains.

Services

Mains drainage, water, electricity & gas. Gas central heating, double glazing. EV charger with tethered cable. The garage has light and power. External water tap & power point.

EPC

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

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Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

St. Aidans Manse, 1 High Cross Avenue, Melrose

Approximate Gross Internal Area = 159.9 sq m / 1721 sq ft

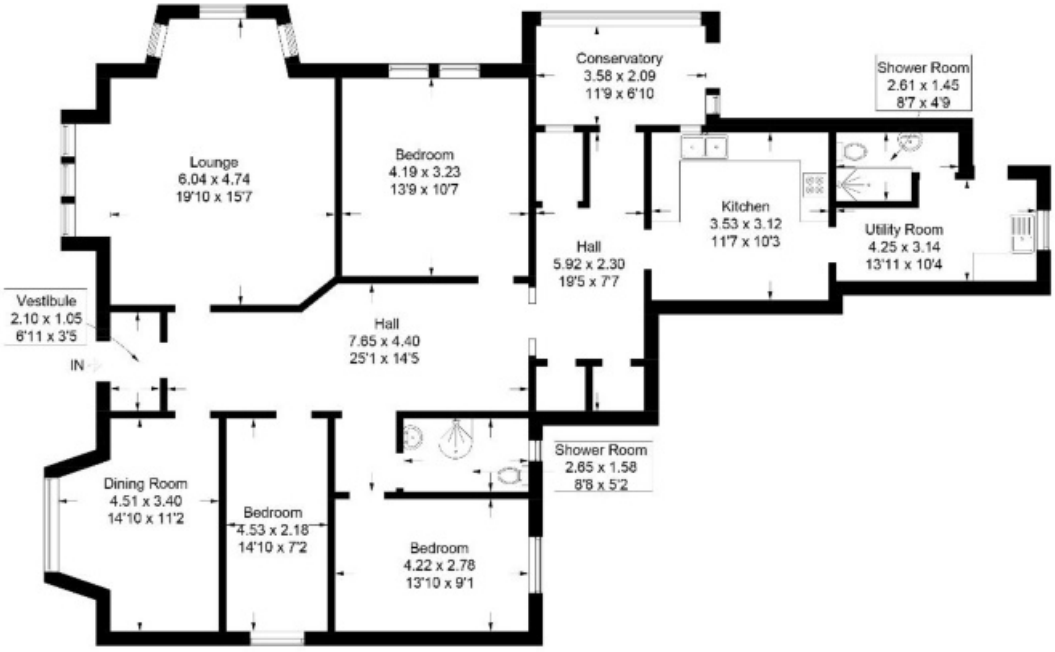

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336209)

Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.