

MACPHERSON PROPERTY

40 Dingleton Apartments, Melrose

40 Dingleton Apartments is the most unique and spacious three-bedroom 'penthouse' apartment situated in a popular residential development in the desirable Borders town of Melrose.

With a private, external staircase leading up to the main door of the apartment, it would make a charming home or investment opportunity with enviable views over the development.

Well positioned, the property is only two and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh, whilst sitting in a strong primary and secondary school catchment, with the Borders General Hospital located a short distance away.

Lying across one level, with a charming south-facing outlook, the accommodation measures approximately 123 square metres/1324 square feet and comprises three bedrooms, an ensuite shower room, a bathroom, a fully fitted dining kitchen, and a large siting room with attractive views. With good natural light via large, double-glazed windows throughout, the property also benefits from gas fired central heating and should be viewed to be appreciated.

Externally, there is a private parking space and shared grounds of approximately twenty acres, with plenty of areas to sit out and enjoy the outside space on offer.

Edinburgh is easily accessible via the A68, with most Borders towns readily available from this central location, as well as via the aforementioned Borders Railway.

Edinburgh 39 miles. Galashiels 5 miles. Tweedbank 2.5 miles. Peebles 22 miles.

(All distances are approximate)

Location:

40 Dingleton Apartments is situated in a popular development on the Southern fringes of the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, it is situated between the Eildon Hills and River Tweed. With an approximate population of around 2100 in Melrose, and 1200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a variety of pubs, and coffee shops, plus a green grocer, a fishmonger, a butcher, a chocolatier, bakers, interior shops, small supermarkets, and a large selection of restaurants and numerous hotels, all situated around the High Street area of this vibrant town. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Boots, Next, Marks & Spencer and a cinema.

Local tourist attractions include Melrose Abbey, Harmony House (home to the Borders Book Festival), Priorwood Gardens, the Greenyards with community all-weather pitch and home of Melrose RFC and Rugby Sevens, and Abbotsford House with award winning visitor centre, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way, St. Cuthbert's Way and The Borders Abbeys Way. Several festivals which include the Melrose 7's Rugby Tournament, the Borders Book Festival and the Melrose Festival complete with ride-out attract visitors from far and wide. Local schools include the excellent Melrose primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town, and there are a number of churches in the area with Catholic, Episcopal and Church of Scotland represented in the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, the station lies approximately two and a half miles away. There is also a busy bus service with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 45 miles and 66 miles away respectively.

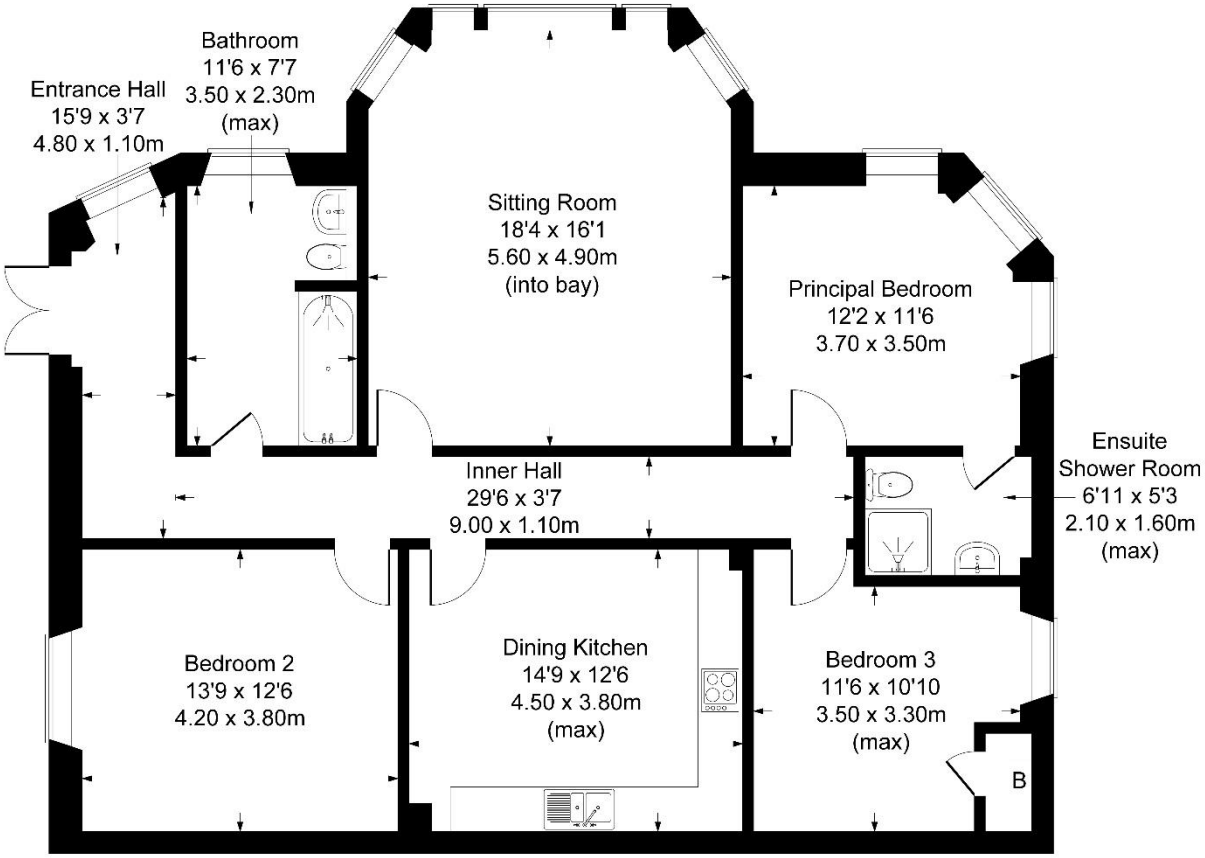







HOME

40 Dingleton Apartments, Chiefswood Road, Melrose TD6 9HJ



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:
For those with satellite navigation the postcode for the property is: TD6 9HJ
Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 Signposted Melrose and Galashiels.
Take the turn-off for Melrose and proceed into the Market Square. Turn immediately left and go up Dingleton Road, passing underneath the by-pass. Continue on this road towards the top of Melrose and take a right turn onto Chiefswood Road. Turn first left into Dingleton Apartments and bear right following the road round to the back of the development. As you approach the main car park, turn right into the second car park, bear left and you will see the external staircase leading to the apartment on your left.

FURTHER INFORMATION:
Fixtures and Fittings:
Only items specifically mentioned in the particulars of sale are included in the sale.

Services:
Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:
Scottish Borders Council Tax Band Category: E

Management Fee:
There is a management fee for the apartment of approximately £110.00 per month. This covers buildings insurance, and the maintenance of the interior and externals parts of the building, common areas and window cleaning.

EPC Rating:
Current EPC: C76

Viewings:
Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.

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