

This is an immaculately presented and well proportioned 1 bed first floor flat located in a popular residential area of Melrose and just 2 mins walk to the town centre and Abbey. It boasts a super view to the front over one of the Eildon Hills and a lovely private garden set out to the side of the property. Ideal first time purchase, down size or potential rental investment. Own front door, Internal stair, Hall, Dining Lounge, Fully Fitted Kitchen, Double Bedroom with fitted wardrobe, Bathroom with shower. GCH. Double Glazing. Superb Storage. Private garden. Communal drying area. Ample on street parking.

**Edingtons WS**

Solicitors & Estate Agents

Guide price of £85,000

**2 PRIORS DENE**  
MELROSE, TD6 9RE



**EPC: TBC**

[www.edingtonlaw.co.uk](http://www.edingtonlaw.co.uk)



ENTRANCE FLOOR

1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018



## Melrose

The historic abbey town of Melrose is arguably the most highly sought after and desirable of the Border towns and is well placed for travel to many of the principal towns within the region as well as several of the major employers, for example the Borders General Hospital is just a few minutes by car and well within easy walking distance. Melrose offers a wide and varied range of specialist shops as well as quality restaurants, bars and hotels. Galashiels, 4 miles to the west offers a fuller range of shopping facilities

## Accommodation

The property is accessed from ground floor level through its own front door and following an internal staircase up to a further half glazed door which opens into the spacious hallway. The staircase is bright and welcoming due to a good sized window to the side letting in an abundance of natural light. It has been immaculately decorated in neutral tones and is finished with good quality co-ordinating carpeting.

## Hallway 2m x 2m

This hallway has 3 large cupboards providing superb storage facilities. One measures 1.45m x 0.90m and is currently used as an office. One of the other two houses the gas boiler. It provides access to all other accommodation. There is also a ceiling hatch providing access to the large attic space which provides further useful storage. Radiator

## Dining Lounge 5.15m x 3.23m

This spacious room, set to the front of the property has a double aspect window giving the room an abundance of natural light and delightful views over

one of the Eildon Hills. It is decorated in terracotta and cream tones throughout and finished with good quality carpeting. It has ample room for a good selection of furniture and a dining table if required. Radiator. TV point. Sliding glass door leads through to kitchen

## Kitchen 2.28m x 2.28m

This comfortably proportioned kitchen is fitted with an immaculate range of white hi-gloss floor and wall mounted units incorporating a stainless steel sink and drainer which are topped with cream marble effect work surfaces. The room is decorated in white with 3d effect grey and white tiling to splash backs and is finished with grey laminate flooring and a good sized front facing window. It has an integrated electric hob and oven, stainless steel extractor hood, free standing fridge/freezer and washing machine.

## Bedroom 3.88m x 3.6m

This spacious double bedroom, set to the rear of the property, has been immaculately decorated, incorporating a feature wall and is finished with co-ordinating good quality carpet. It has a fitted wardrobe with mirrored sliding doors and a further cupboard with shelf and hanging rail. The rear facing window has lovely views to the rear radiator and telephone point.

## Bathroom 2.5m x 1.74m

This well appointed white bathroom comprises bath with over bath mixer shower and folding shower screen, wash hand basin and WC

The room has been freshly decorated in turquoise and white and is finished with tiling to splash backs and vinyl

flooring. A large frosted modesty window provides light and the chrome vertical towel rail/radiator provides ample warmth.

## Outside

The property has a lovely private garden with 2 sheds and a seating area. It also has its own bin store. There is also a communal drying area to the rear of the property which is maintained by the local authority. The gate to the rear of this area provides access to the path leading into the town centre.

## Extras

All fitted floor coverings. All curtains and blinds. All light fittings. All bathroom fittings. All white goods in kitchen. Garden shed.

## Services

Mains water, drainage, gas and electricity.

## Council tax band A

## Viewings

By appointment through selling agent, Edingtons on 01896 756161 during office hours.

Outwith office hours contact the seller Mr Colin Scott direct on 07816202909

## Price

A guide price of £85,000 is invited and must be submitted in the usual Scottish legal form.



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