

Melrose

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SOLICITORS & ESTATE AGENTS

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2 Dingleton Apartments, Melrose

TD6 9HJ

Offers Over £170,000



2 Dingleton Apartments is a stunning, two bedroom ground floor apartment, located in a sought after residential area of Melrose. The property boasts modern fixtures and fittings, beautiful high ceilings and two access points - one from within the communal entrance and a second from the private patio. The accommodation comprises: Hall, open plan kitchen/lounge, large bathroom, master bedroom with en-suite and a further double bedroom. Externally the property benefits from exclusive use of a private enclosed patio and residents parking. These properties are ideal rental investments, but are also equally well suited as a primary residence or easily managed home to retire to. Early viewing recommended.



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Communal Front Entrance and Private Rear Entrance
Large Hall
Open Plan Lounge/Kitchen
Master Bedroom
En-Suite Shower Room
Bedroom Two
Bathroom with Separate Shower Enclosure

Gas Central Heating
Double Glazing
Secure Entry System

Communal Grounds
Private Parking
Exclusive Use of Private Patio Area

Owners of these properties enjoy the advantage of unlimited access to acres of woodland walks and nature trails, there is also course fishing available in the nearby Bowden reservoir.



Location

The Abbey town of Melrose enjoys easy access to many of the major employers within the region including the Borders General Hospital and Scottish Borders Council HQ in Newtown St Boswells. The quality of life enjoyed in the Scottish Borders, coupled with its relative ease of access to Edinburgh city centre, is making it increasingly attractive to the commuter who seeks the more rural lifestyle. Sporting facilities in Melrose include tennis, bowls and golf, as well as the famous Greenyards rugby ground. Primary schooling is provided in Melrose with secondary in Galashiels or Earlston. The Borders Railway station at Tweedbank is a five minute drive away.

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

A factor charge is levied for the buildings insurance, upkeep of grounds, window cleaning & maintenance of common areas.



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



2 Dingleton Apartments

Approximate Gross Internal Area = 99.2 sq m / 1067 sq ft

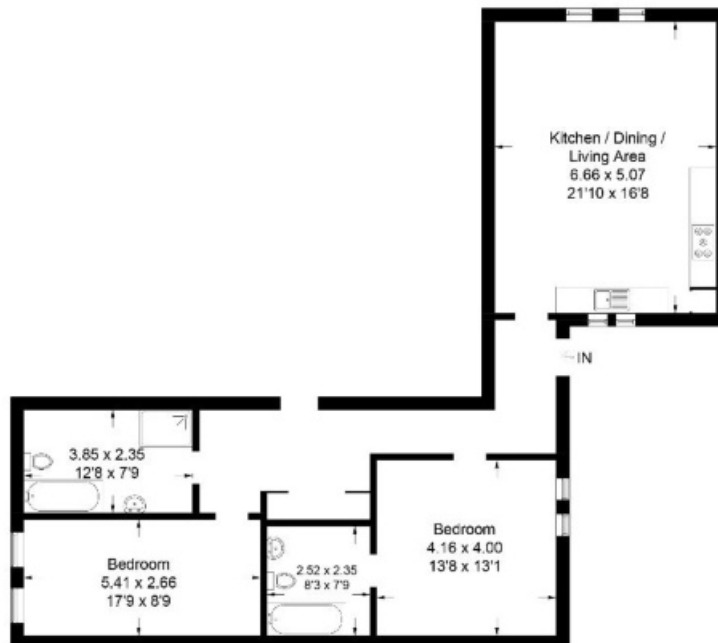


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID992694)

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.