

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Dingleton Bank, Dingleton Road, Melrose

TD6 9QP

**Offers Over £199,950**



2 Dingleton Bank is a simply stunning and unique cottage, set back from the road and offering a surprising level of privacy from its slightly elevated position. Substantially renovated and reconfigured by the current owners, every inch of the property has been lovingly hand crafted and is crammed full of beautiful features. Entry to the property is via a useful porch which then leads into the lounge with multi-fuel stove and door leading to the garden. A particular feature of this property is the bespoke fitted kitchen which has been planned and finished to an exacting standard. The staircase leads up to the first floor landing which has a very useful utility cupboard which also houses the boiler. There are two bedrooms on the first floor and a generously proportioned shower room. Externally there is a private area of garden to the rear, a shared area of garden and a large drive. Ideal as a primary residence, second home or holiday let. If you are looking for a property with the most amazing attention to detail, then this is the home for you.



## 2 Dingleton Bank, Dingleton Road, Melrose

TD6 9QP

Offers Over £199,950

Front Porch  
Lounge with Multi-Fuel Stove  
Bespoke Fitted Kitchen  
Two Bedrooms  
Shower Room  
Utility Cupboard

Gas Central Heating  
Double Glazing

Private Garden  
Shared Area of Garden  
Drive



### 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 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

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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 Bank, Dingleton Road, Melrose

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

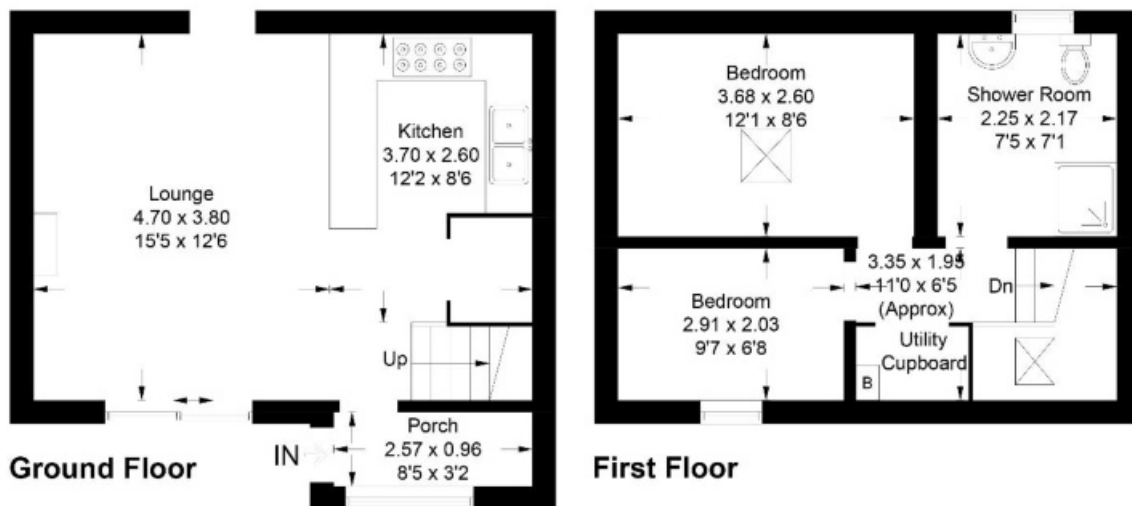


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1029353)

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.