

MELROSE

Call: 01896 822796

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Dinglesyde

Newlyn Road, Melrose, TD6 9QX

Built in 1893, Dinglesyde is an exceptionally spacious detached Victorian family home, offering a southerly aspect and picturesque vistas over Melrose and beyond. Located within one of the most sought after residential areas of Melrose where properties are rarely available on the open market. Ideally placed for access to Melrose town centre and all the excellent shops, restaurants and amenities on offer within the town. Extending to over 2500 square feet, the property is truly one that must be viewed to fully appreciate all that it offers. Boasting six bedrooms, three bathrooms, three reception rooms, utility room, cloakroom, home office, downstairs WC, snug, large cellar and excellent storage space throughout. Externally the large enclosed garden extends to approximately 0.34 acres and features manicured lawns, planted flower beds and several areas for seating and al fresco dining while enjoying the fantastic views. There is a detached garage with shed and roof terrace, several outbuildings and a drive. Viewing of this lovely property is an absolute must.



Dinglesyde

Newlyn Road
Melrose, TD6 9QX

GROUND FLOOR

- Vestibule
- Hall
- Lounge
- Dining Kitchen
- Dining Room
- Utility Room
- Rear Hall
- Cloakroom
- Home Office
- Downstairs WC
- Snug
- Bedroom Five

MEZZANINE FLOOR

- Bedroom Six
- Attic

FIRST FLOOR

- Hall
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Shower Room

CELLAR

- Two Large Storage Rooms
- Gas Central Heating
- Large Garden – Approximately 0.34 acres
- Detached Garage with Shed and Roof Terrace
- Range of Outbuildings
- 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

SERVICES:

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







DINGLESYDE, NEWLYN ROAD, MELROSE, SCOTTISH BORDERS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,521 SQ FT / 234 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Interested in this property?
MELROSE
Call 01896 822796

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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

EPC:

E

COUNCIL TAX BAND:

G

VIEWING:

Strictly by appointment with the Selling Agent.

ENTRY:

By mutual agreement.



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.