

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## **Gilstoun, 46 Ormiston Terrace, Melrose, TD6 9SP**

**Guide Price £350,000**



Located in one of the most sought after areas of Melrose, Gilstoun is an impressive semi-detached dwelling which occupies a lovely private setting within comfortable reach of the town centre. Although the property does require cosmetic upgrading, it offers excellent potential, with scope to extend if desired and subject to the necessary planning permissions. The current layout is very well proportioned featuring two public rooms, a kitchen and sun room/porch at ground level whilst upstairs there are three bedrooms and a shower room. The gardens are particularly generous extending some way to the front and rear with the latter benefiting from an excellent degree of privacy. In addition, there is a garage and driveway ensuring there is ample private parking. Properties in this location very rarely come onto the open market hence early viewing comes highly advised.



# Gilstoun, 46 Ormiston Terrace, Melrose, TD6 9SP

Guide Price £350,000

Ground Floor  
Vestibule  
Entrance Hall  
Lounge  
Dining Room  
Kitchen  
Sun Room

First Floor  
Three Bedrooms  
Shower Room

Gas central heating  
Double Glazing

Generous gardens to front & rear  
Garage  
Driveway



### 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, and the kitchen and bathroom fittings.

### Services

Mains drainage, water and electricity. Double Glazing. Gas Central Heating.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### 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



**Gilstoun, 46 Ormiston Terrace, Melrose, TD6 9SP**

Approximate Gross Internal Area = 136.2 sq m / 1487 sq ft

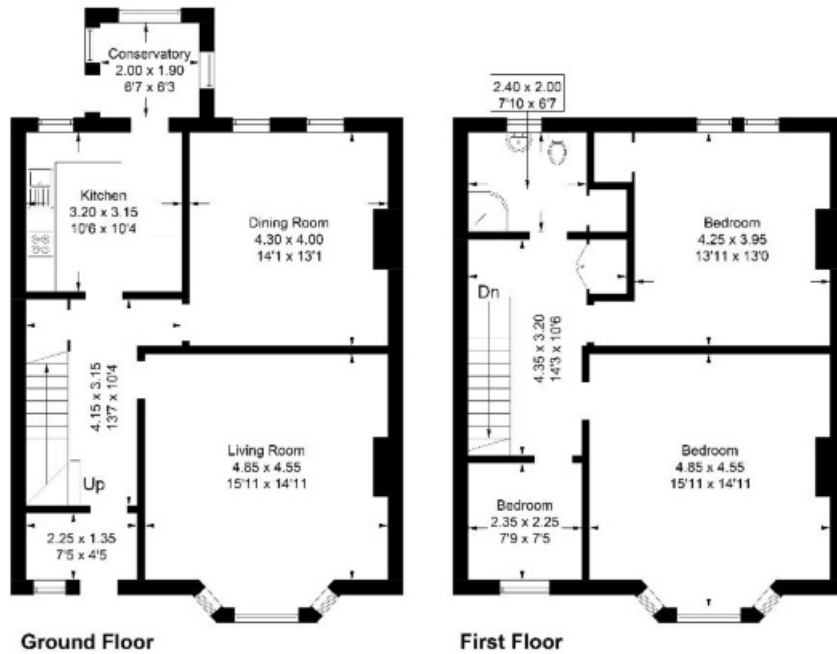


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089661)

Full members of:

