

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Dingleton Bank, Melrose

TD6 9QP

Guide Price £110,000



Home Report Valuation £145,000. 2 Dingleton Bank is a mid-terraced cottage enjoying a quiet location lying towards the outskirts of Melrose yet within easy walking distance of the town centre and school. The property would benefit from modernisation and general refurbishment. The accommodation is arranged over 2 floors and comprises; Sun Porch, Hall, Livingroom, Kitchen, Shower room and on the upper floor 3 Bedrooms. Outside there is a shared garden area to the rear and garden shed. A shared path leads to a private garden and garage. Access to the garage is from Douglas Road which runs along the back of the property.



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Ground Floor:
Sun Porch
Hall
Livingroom
Kitchen
Shower room

First Floor:
3 Bedrooms

External:
Private Garden
Garage
Garden Shed
Further shared garden area

Location:

The historic Abbey Town of Melrose, arguably the most highly sought after and desirable of the Border towns, is well placed for travel to many of the principal towns and villages within the region, as well as several of the major employers. Melrose enjoys an active community life and offers a wide and varied range of specialist shops as well as quality restaurants, bars and sporting activities such as the famous Greenyards rugby ground and the highly regarded golf course. Primary schooling is provided within the town, with secondary education at nearby Earlston. Melrose is also well situated for the rail terminus at Tweedbank providing quick and easy access into Edinburgh city centre.

Council Tax:

Band B

Fixtures and Fittings:

The sale shall include the garden shed and garage.

Services:

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

EPC:

F

Viewing:

Strictly by appointment with the Selling Agents.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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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.

Full members of:

