

Melrose
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18 Dingleton Apartments, Melrose

TD6 9HJ

Guide Price £145,000



18 Dingleton Apartments is an attractive ground floor apartment which is tucked away enjoying an excellent degree of privacy, located within a modern conversion of a large Victorian property which retains a wealth of character. The property benefits from its own private entrance and would be perfectly suited as a starter home, rental investment or easily managed home to retire to. It is presented in very good order and is a lovely, bright and airy apartment. Outside, there are well kept communal grounds and ample residents parking.



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ACCOMMODATION:
 ENTRANCE HALLWAY
 LARGE OPEN PLAN LOUNGE/KITCHEN
 BEDROOM ONE
 BEDROOM TWO
 BATHROOM

GAS CENTRAL HEATING
 DOUBLE GLAZING

OUTSIDE:
 WELL KEPT COMMUNAL GROUNDS

EPC RATING:
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Location:

The desirable and highly sought after Abbey town of Melrose is ideally placed for travel to many of the surrounding towns and villages within the region as well as several of its major employers. Melrose has an excellent variety of specialist shops, quality bars, hotels, great sporting and recreational facilities including the famous Greengyards rugby ground and the River Tweed, all of which can be reached within a few minutes. The central Borders town of Galashiels lies some 3 miles distant and the Borders General Hospital is just a few minutes by car. The new Borders railway terminus at Tweedbank is also within easy reach.

Directions:

Travelling through Melrose and into the town centre, proceed up Dingleton Road as if heading for the golf course. Continue up the hill for approximately 1 mile and turn right where signposted into Chiefswood Road and then turn immediately left through the stone pillars into the Dingleton development. Follow the road into the first main car park on the left where number 18 is accessed via a door to the side of the block.

Outside:

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. Private parking.

Services:

Mains drainage, water, gas and electricity. The upkeep of the landscaped grounds that surround the property, cleaning of the windows, maintenance of the common areas and buildings insurance is covered by a managing company. A factoring charge of approximately £80 per month is levied.

Fixtures & Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

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Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



Ground Floor

Illustration for identification purposes only. Measurements are approximate. Not to scale. Floorplans created by © J0467522

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Full members of:

