

andersonbain LLP



66 Dingleton Apartments
Chiefswood Road, Melrose, TD6 9HJ



66 Dingleton Apartments

Set within a stunning conversion is this charming, two bedroom flat with idyllic surroundings. Situated on the first floor, the flat is decorated in neutral tones throughout and in excellent walk-in condition and makes a perfect purchase for any number of buyers from first time to investors. Benefiting from gas central heating, double glazing and exceptionally large ceilings giving a fantastic spacious feel to the property. There is a well maintained communal entrance with security entry phone system and residents parking and beautiful landscaped gardens. The flat is well placed to take advantage of the excellent amenities that Melrose has to offer with a wide range of specialist shops and great sporting and recreational facilities including with well known Greenyards rugby pitch and a short walk to The Borders General Hospital.

- Set within desirable conversion
- Modern open plan lounge kitchen layout
- Master bedroom with en-suite
- 2nd bedroom
- Large family bathroom
- Well maintained communal gardens
- Residents' parking
- EPC: C

Offers Around £120,000

viewing arrangements

For viewing details on this property, contact **Andersonbain** on 0131 228 2000.



accommodation

Entry to the property is via a door entry system into a well maintained communal hallway.

The accommodation comprises a welcoming entrance hallway with spectacular large windows. Lovely lounge with three large windows giving pleasant views and good natural light. Leading on from the lounge is a modern kitchen with a good range of country style units and integrated appliances. Master bedroom with the benefits of an en-suite shower room which comprises a corner walk-in shower, wash hand basin and WC set beneath window. The second bedroom has a built-in storage cupboard. Internal and exceptionally large family bathroom with bath separate shower, WC and wash hand basin.





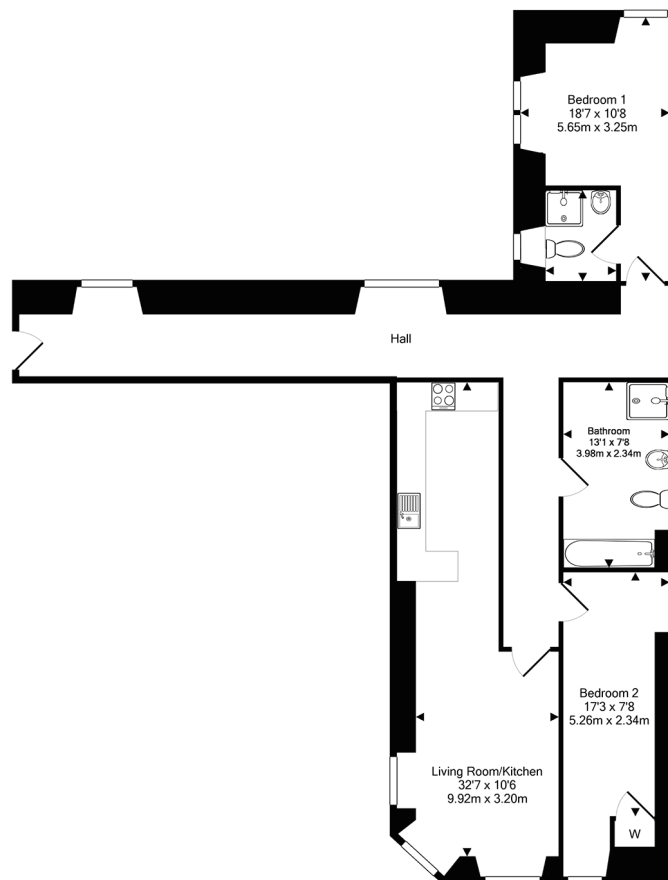
location

The highly sought after historic town of Melrose with its famous Abbey, sitting at the foot of the Eildon Hills. Melrose enjoys an active community life and offers a wide range of high street names as well as quality restaurants, bars and pubs. Recreational activities include walks in the Eildon Hills, and by the river Tweed. Sporting activities may be enjoyed at Melrose rugby ground, and at the cricket and golf club.

The city of Edinburgh is approximately an hours drive, with Newton St. Boswells and Galashiels nearby, and it is a short drive to Tweedbank Railway Station.







Edinburgh Office
 125 Bruntsfield Place
 Edinburgh, EH10 4EQ
 Phone: 0131 228 2000
 Fax: 0131 228 1111

Aberdeen Office
 6, 8 and 10 Thistle Street
 Aberdeen, AB10 1XZ
 Phone: 01224 456789
 Fax: 01224 646411

andersonbain.co.uk
enquiry@andersonbain.co.uk

Whilst all reasonable efforts have been made to ensure the accuracy of the information in these particulars, no warranty is given. Purchasers will require to satisfy themselves fully in relation to all information contained herein. In particular, any measurements stated and floor plans are approximate and for identification only and must not be relied on in order to establish floor areas for any other purpose.