



6 ABBEY COURT, MELROSE, TD6 9LR



- HALL
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- FAMILY SHOWER ROOM
- SEPARATE TOILET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- OFF-STREET PARKING

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6 ABBEY COURT, MELROSE, TD6 9LR



DESCRIPTION

A terraced villa in a quiet residential courtyard, offering family accommodation near to the town centre, St. Mary's Preparatory School, and Melrose Primary School. The property is in immaculate condition with gas central heating and double glazing throughout, a garage, and off-street parking. There are regular bus services from Melrose to Galashiels, and the Borders Railway at Tweedbank, 2½ miles away, offers half hourly train services to Galashiels and Edinburgh. Melrose is a historic town with an iconic Abbey and is a major tourist centre in the Scottish Borders with a vibrant, thriving High Street.

ACCOMMODATION

ENTRANCE & HALL

The front door of the house is approached across the courtyard and opens into the hall off which sit the lounge, kitchen, a downstairs toilet, an under stair storage cupboard, and the stairs to the upper accommodation.

LOUNGE

The lounge is spacious and overlooks the courtyard. A double window allows in generous amounts of daylight to make the room bright and welcoming. French window style doors at the back lead through to the dining room.

DINING ROOM

The dining room overlooks the back garden. A double window makes it a bright room which can accommodate a full dining table set and free standing dining room furniture. A second door leads through to the kitchen.

KITCHEN

The kitchen is spacious and a glass panelled door and window overlooking the back garden allow in ample daylight to make it a bright and pleasant workspace. Work surfaces covered with light granite effect laminate are on two sides of the room with dedicated spaces for a washing machine and upright fridge-freezer. An electric hob and oven, and double kitchen sink are integral to the floor mounted kitchen units, which together with the wall mounted units provide ample storage space. The walls behind the sink and the hob are tiled.

SEPARATE TOILET

This is located opposite the door to the lounge and has a suite of wash basin and toilet in white. An extractor fan is fitted to aid ventilation.

UPSTAIRS

The stairs lead to the upper landing off which sit three bedrooms, the family shower room, and a built in storage cupboard.

BEDROOM 1

This spacious bedroom overlooks the courtyard through a set of French window doors which enjoy open views to the Eildon Hills. The room is bright and benefits from a double door built in wardrobe.

BEDROOM 2

This double bedroom overlooks the back garden and benefits from a built in wardrobe.

BEDROOM 3

This single bedroom overlooks the courtyard and enjoys views like that of bedroom 1. It also benefits from a built in wardrobe.

FAMILY SHOWER ROOM

This room has a suite of wash basin, shower tray and toilet in white. The shower is fed from the mains and has been adapted for a person with limited mobility. The walls behind the shower are fitted with waterproof splash board and it is screened by a curved glass shower screen. The remaining walls are partially tiled.

OUTSIDE

A small garden area of grass is immediately outside the front door. The property shares the extensive courtyard with six other properties with off-street parking. It also benefits from one of a row of five garages located adjacent to the property. The back garden is mainly paved with a border of shrubs and two small trees, and it accommodates a small storage shed.

SERVICES

Mains water, drainage and sewage, gas, electric, gas central heating and double glazing throughout. Council Tax Band 'E'.

EXTRAS

All fixtures and fittings and white goods are included in the sale.

ENTRY

By arrangement with sellers.

HOME REPORT

Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

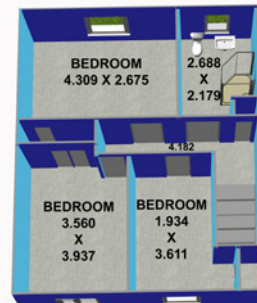
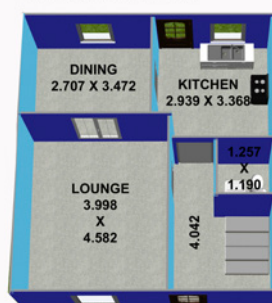
CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.

GROUND FLOOR



FIRST FLOOR

Solicitors

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