

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Old Bank House, High Street, Melrose

TD6 9PA

Offers Over £410,000



Old Bank House is a most attractive townhouse situated in the heart of the sought after town of Melrose, enjoying an extremely convenient central location with most amenities and facilities close to hand. The property is crammed with attractive original features with the two spacious reception rooms being of particular note alongside the impressive entrance hallway which provides a very welcoming and grand entrance. The layout is extremely well proportioned, arranged over three floors, and benefits from surprisingly good views to both the front and rear. A pleasant small courtyard is set to the rear alongside and a garage convenient parking space. Early viewing highly recommended.



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Entrance Hallway
Hall & Stairs
Downstairs WC
Lounge
Dining Room
Kitchen
Three Double Bedrooms with En-Suites
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Courtyard Garden
Garage



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 and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

E

Council Tax Band

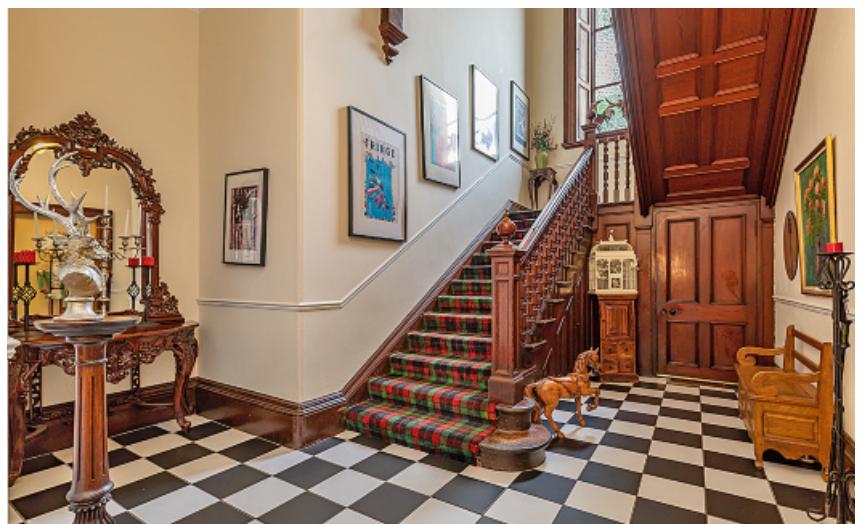
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Melrose
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



Old Bank House, High Street, Melrose

Approximate Gross Internal Area = 253.8 sq m / 2731 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID655104)

Full members of:



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.