

Melrose
Call 01896 822796

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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72 Dingleton Apartments

Melrose

Guide Price £140,000



72 Dingleton Apartments is a comfortably proportioned link-detached bungalow, located within a popular residential development, set towards the outskirts of Melrose and close to the golf course. The property is presented in good order and benefits from a modern shower room, front & back door and ample private parking. Early viewing recommended.

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Hall
Lounge
Kitchen
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing
Ample Private Parking

Owners of these properties enjoy the advantage of unlimited access to acres of woodland walk and nature trails, there is also course fishing available in the nearby Bowden reservoir.



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 Earlston. The Borders railway station at Tweedbank is a five minute drive away.

Fixtures and Fittings:

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

Services:

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

A factoring charge of approx. £80 per calendar month is levied for the buildings insurance, upkeep of ground, window cleaning & maintenance of common areas.

EPC:

D

Council Tax Band:

D

Viewings:

Strictly by appointment with the Selling Agents.

Entry:

By mutual agreement.



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Tel 01896 822 796
Tel 01721 723 999
Tel 01750 723 868

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:

