

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Gordonlee, Ormiston Terrace, Melrose

TD6 9SP

Guide Price £310,000



Located within one of the most sought after areas of Melrose with stunning views of the Eildon Hills, Gordonlee is an extremely spacious ground floor apartment. Forming part of an impressive Victorian property that has been successfully converted into three apartments, the property boasts well-proportioned accommodation throughout and is bursting with attractive period features. There is a large garden surrounding the property, shared driveway and a large garage. Early viewing of this lovely property is an absolute must.



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Entrance Porch
Hallway
Lounge
Kitchen
Dining Room
Pantry
Side Hall
WC
Three Bedrooms
Bathroom

Gas Central Heating
Single Glazing

Large Garden
Large Garage
Shared Driveway



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, single glazing.

EPC

F

Council Tax Band

F

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
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Approximate Gross Internal Area
184.9 sq m / 1990 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (JD816651)

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.