

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



12 Priorsdene, Melrose, TD6 9RE

Guide Price £85,000



12 Priorsdene is a well proportioned first floor flat which is located within an established and popular residential area, on the outskirts of Melrose yet still within comfortable walking distance of the town centre. It offers the perfect opportunity for those searching for an easily managed starter property which is ready to move into, but equally would be attractive to those seeking an investment opportunity. The layout is very comfortable, accessed via a door at ground level with internal stair up to the first floor, with a lounge large enough for dining furniture, a well equipped kitchen, spacious double bedroom with built-in storage, and a well appointed bathroom. Outside, there is a shared drying area to the rear whilst plenty of parking is available on street.



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Accommodation
Internal Stair
Entrance Hall
Lounge
Kitchen
Double Bedroom
Bathroom

Electric storage heating
Double Glazing

Shared drying area to the rear



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 & Fittings

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

Services

Mains drainage, water and electricity. Double Glazing. Electric Storage Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
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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 = 51.7 sq m / 556 ft

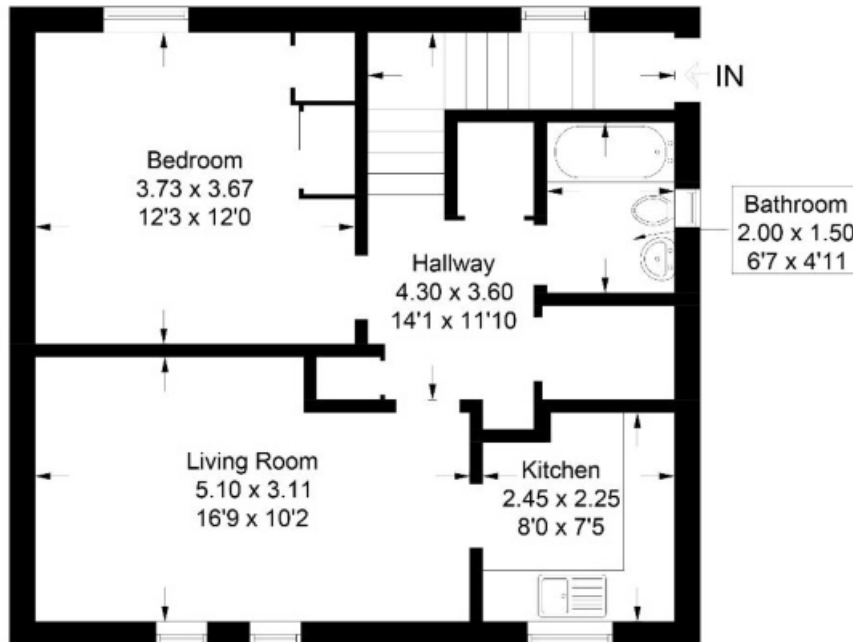


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063629)

Full members of:



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