

Melrose

Call 01896 822796



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2 Glentress Apartments, Melrose

TD6 9JY

Guide Price £175,000



This charming two-bedroom ground-floor apartment is situated within a prestigious development on the edge of the picturesque Abbey town of Melrose. Beautifully converted from a grand Victorian residence, it seamlessly blends period character with contemporary style. The spacious layout features an open-plan lounge/dining area/kitchen, two double bedrooms, bathroom and en-suite. Its desirable location, close to the golf course, offers a peaceful and tranquil setting, perfect for everyday living or a relaxing second home. Viewing essential to fully appreciate.



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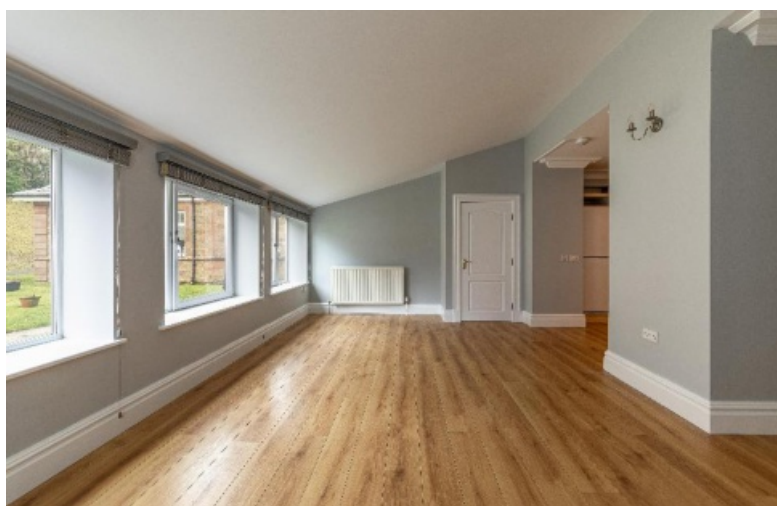
Guide Price £175,000

Communal Entrance
Hall
Open Plan Lounge/Kitchen/Dining Area
Two Double Bedrooms
En-Suite Shower Room
Bathroom

Gas Central Heating
Double Glazing
Secure Entry System

Communal Grounds
Private Parking

Owners of these properties enjoy the advantage of having unlimited access to acres of woodland walks and nature trails, there is also coarse fishing available at nearby Bowden Loch.



Location

Melrose offers a unique blend of historical charm, natural beauty, and modern amenities, making it a highly desirable location for discerning buyers. This picturesque town, nestled in the heart of the rolling Borders countryside is steeped in history, most notably its iconic Melrose Abbey, a stunning ruin that whispers tales of Scotland's past. Beyond its historical significance, Melrose boasts a thriving town centre, where a delightful mix of independent boutiques, inviting cafes and traditional pubs create a warm and welcoming atmosphere. Residents enjoy a strong sense of community, participating in local events and embracing the town's friendly spirit. For outdoor enthusiasts, the surrounding landscape offers a wealth of opportunities, from leisurely strolls along the River Tweed to more challenging hikes up the iconic Eildon Hills, whose triple peaks provide panoramic vistas of the rolling Borders countryside. The renowned Greenyards, home to Melrose Rugby Football Club, adds a vibrant sporting dimension to the town, fostering a strong sense of local pride and community spirit. Melrose also benefits from excellent transport links, making it easily accessible to Edinburgh and other major cities. The town's strong sense of community, combined with its stunning setting and convenient location, creates a truly exceptional place to live. Whether you're seeking a peaceful retreat or a vibrant town to call home, Melrose offers the perfect balance of rural tranquillity and urban convenience.

Fixtures & 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, secure entry system.

EPC

C

Council Tax Band

D

Viewing

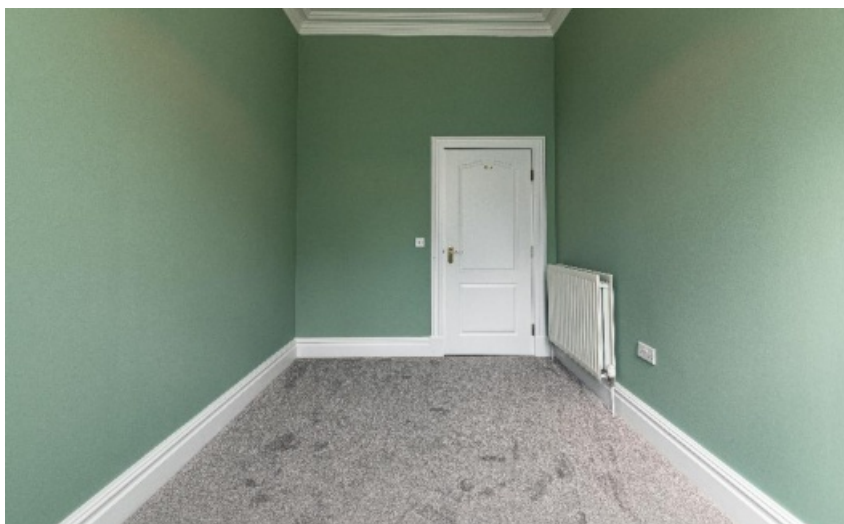
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

A factor charge of approximately £90 per month is payable which covers buildings insurance, upkeep of grounds, window cleaning and maintenance of communal grounds.



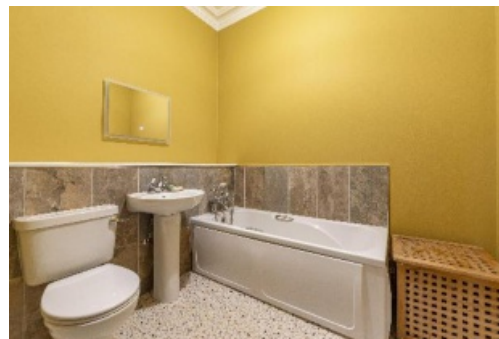
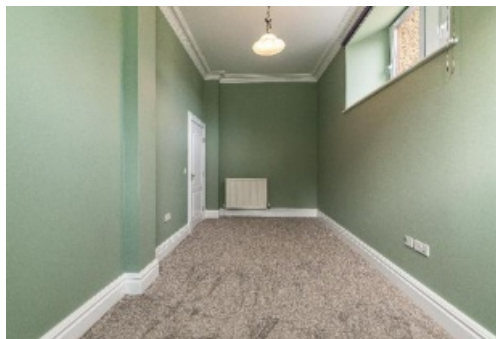
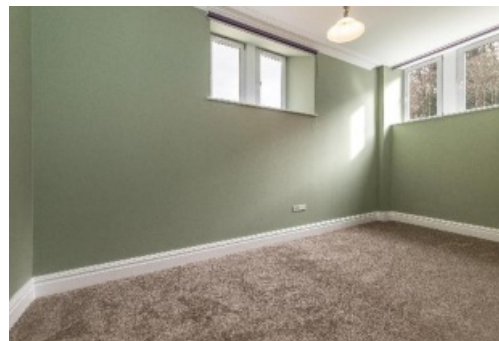
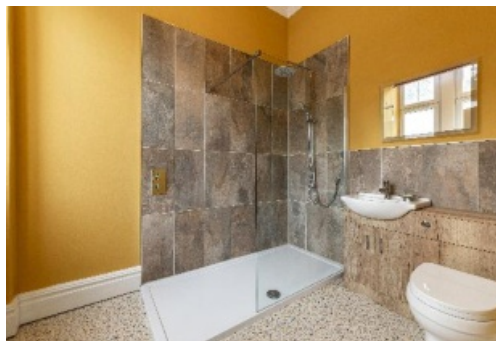
Interested in this property?
Call 01896 822796

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Email: melrose@cullenkilshaw.com

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

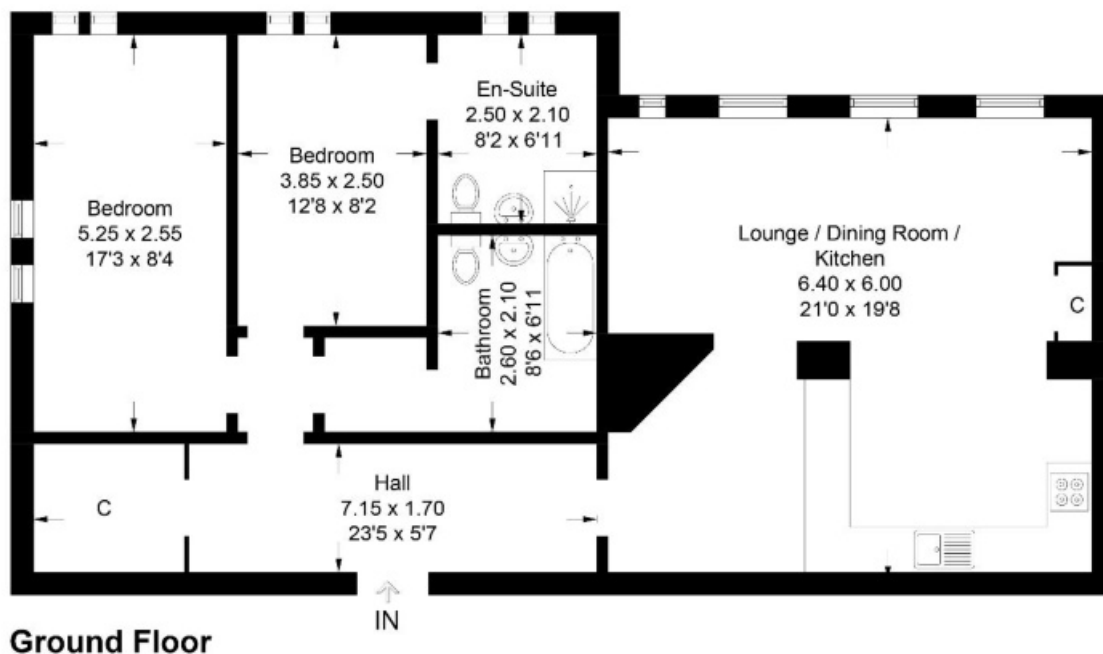
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174107)

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.