

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Dingleton Apartments, Melrose, TD6 9HJ

**Guide Price £175,000**



6 Dingleton Apartments is a stunning, two bedroom ground floor apartment, located within this modern conversion of a large Victorian property in a sought after area towards the outskirts of Melrose. The property boasts modern fixtures and fittings, beautiful high ceilings, and benefits from two access points - one from within the main communal entrance and the other through patio doors into the second bedroom. Of particular note is the large open plan lounge/kitchen/dining room which creates a superb focal point and has large picture windows flooding the room with natural light. This property would suit a variety of different buyers; ideal as a primary residence or holiday home, equally suitable as an investment opportunity or perfect as an easily managed home to downsize to. Outside, there are landscaped communal grounds and the advantage of private residents parking.





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Property:  
Entrance Hallway  
Spacious Lounge/Kitchen/Dining Room  
Master Bedroom with en-suite  
Further Double Bedroom  
Shower Room

Ample storage

Gas Central Heating  
Double Glazing  
Secure Entry System

Outside  
Communal grounds  
Private parking

Owners of these properties enjoy the advantage of unlimited access to acres of woodland walks and nature trails, there is also course fishing available in 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, bowls 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, gas and electricity. Gas central heating. Double glazing.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

D

### Entry

By mutual agreement

### Factor Charge

A factor charge of approximately £90 per month is levied for the buildings insurance, upkeep of grounds, window cleaning and maintenance of common areas.



**Interested in this property?  
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 90.9 sq m / 978 sq ft

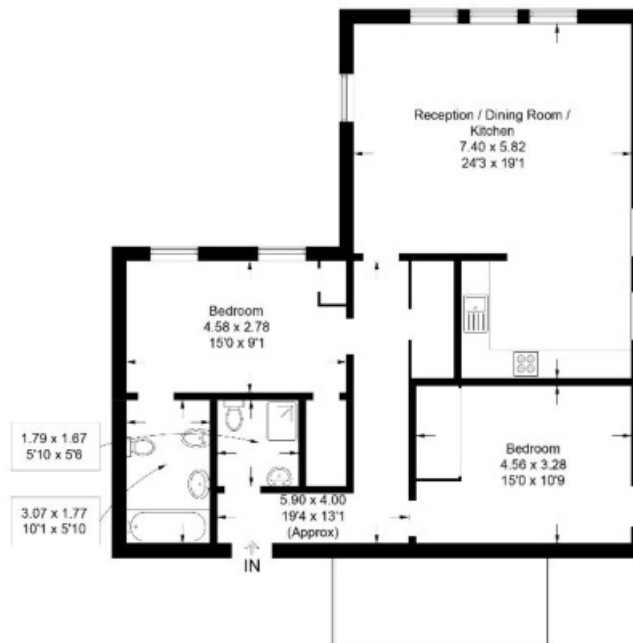


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1176115)

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.