

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 91 Dingleton Apartments, Melrose

TD6 9EZ

**Guide Price £170,000**



91 Dingleton Apartments is a very attractive ground floor apartment located within this modern conversion of a large Victorian property in a sought after area towards the outskirts of Melrose. This particular property boasts its own main door access, ensuring a very private aspect, and has modern fixtures and fittings, high ceilings, and is presented throughout in very good order having been well maintained by the present owner. Of particular note is the spacious open plan lounge and dining kitchen which creates a superb focal point and has numerous 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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Accommodation:  
Entrance Porch/Vestibule  
Hallway  
Spacious Lounge/Dining Kitchen  
Master Bedroom with En-Suite  
Second Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Communal Grounds  
Residents Parking

Owners of these properties enjoy the advantage of unlimited access to acres of woodland walks and nature trails. There is also coarse 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.

### 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.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC Rating

C

### Council Tax Band

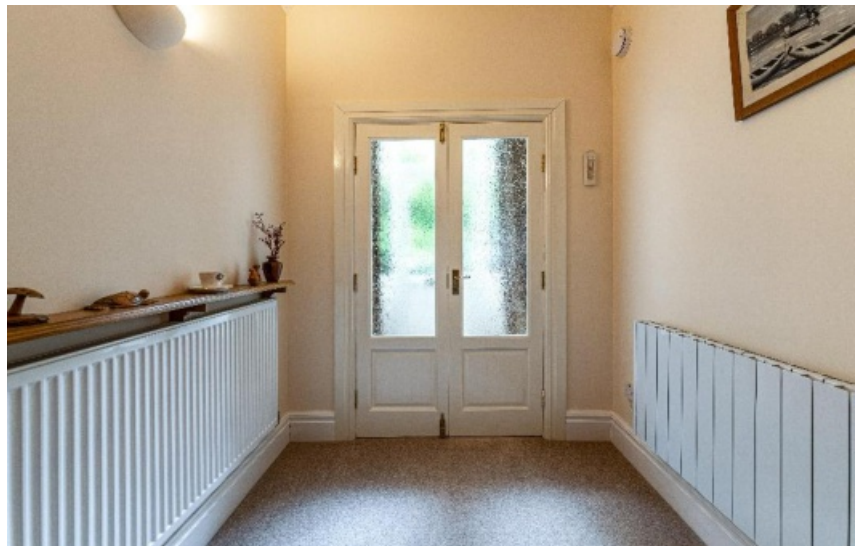
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### Viewings

By appointment with the Selling Agent

### 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  
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



**91 Dingleton Apartments, Melrose, TD6 9EZ**

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

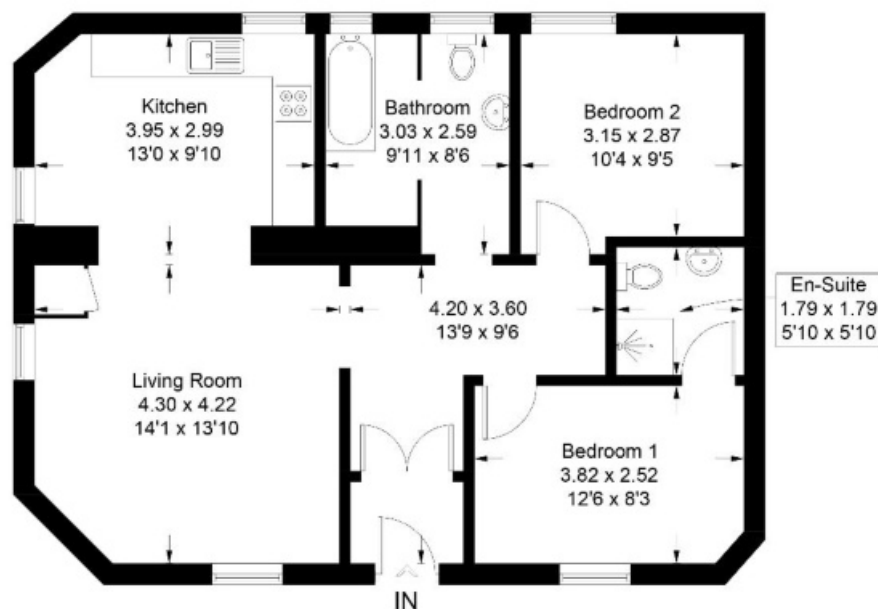


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211177)

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.