

**Melrose**

Call 01896 822796



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1 St Marys View, 25 Buccleuch Street, Melrose

TD6 9LB

**Guide Price £200,000**



This lovely first and upper apartment offers a rare opportunity to enjoy stylish living right in the heart of Melrose. Accessed via a well-maintained communal entrance shared with just one other property, the apartment boasts well-proportioned rooms, high ceilings and an abundance of natural light throughout. The accommodation comprises a welcoming hall, generous lounge with space for a table, dining kitchen, two bedrooms and bathroom, complemented by a roof terrace perfect for relaxing or entertaining. Ideally situated in Melrose town centre, residents benefit from excellent amenities including boutique shops, cafes, restaurants, library, the historic Abbey, and the famous Greenyards all within a few minutes' walk. Early viewing is essential.





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Communal Stairs  
Hall  
Lounge  
Dining Kitchen  
Two Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Shared Roof Terrace  
Shared Bin Store





### 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.

### EPC

D

### Council Tax Band

C

### Viewing

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



### 1 St. Marys View, 25 Buccleuch Street, Melrose, TD6 9LB

Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft

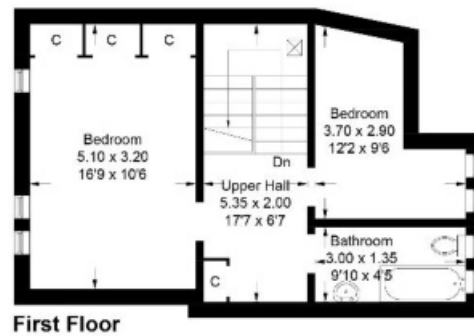


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1238150)

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.