

**Melrose**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 36 Dingleton Apartments, Melrose

TD6 9HJ

**Guide Price £165,000**



A spacious and bright two-bedroom first-floor apartment, forming part of a well-established modern conversion of a large Victorian property into luxurious apartments. The property retains a wealth of character with a contemporary twist, combining period charm with modern living. Externally, the property benefits from attractive, well-maintained communal grounds and a large residents' car park, with owners also enjoying unlimited access to nearby woodland walks and nature trails, as well as coarse fishing at Bowden Reservoir. Perfect as a low-maintenance retirement home, a comfortable primary residence or potential rental investment. Early viewing is highly recommended.





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Communal Entrance Hall & Stairs  
Hall  
Lounge  
Kitchen  
Two Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing  
Secure Entry System

Communal Grounds  
Residents Car Park





### 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

D

### Viewing

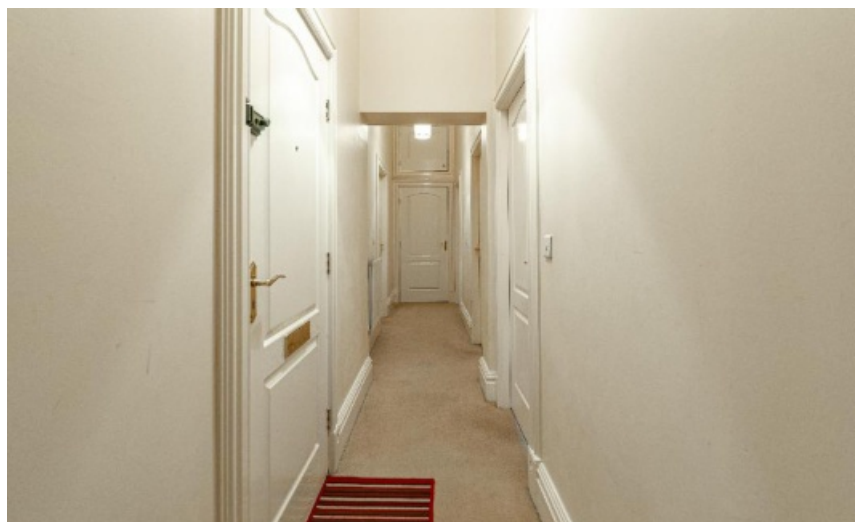
Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Factor Charge

A factor charge of around £110 pcm is levied for the buildings insurance, upkeep of grounds, window cleaning & maintenance of common areas.



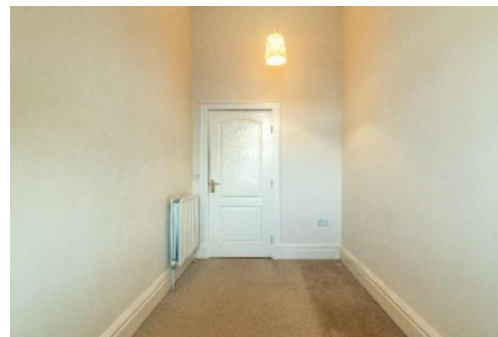
**Interested in this property?**  
**Call 01896 822796**

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:

|             |                       |
|-------------|-----------------------|
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| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



### 36 Dingleton Apartments, Melrose

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft

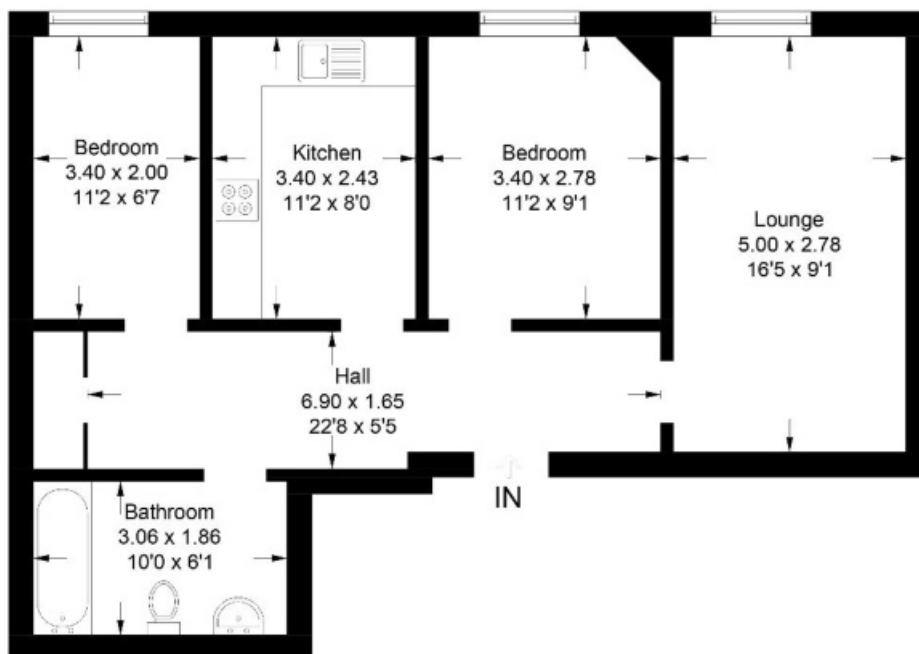


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1262618)

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.