

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Priory Cottage, Annay Road, Melrose

TD6 9LW

Guide Price £275,000



Set on the peaceful outskirts of Melrose yet just a two-minute walk from the vibrant town centre, Priory Cottage is a beautifully upgraded semi-detached cottage presented in true move-in condition. Offering flexible and well-proportioned accommodation, the ground floor features a welcoming lounge, dining room, kitchen, shower room and a master bedroom with en-suite shower room, while upstairs provides two further bedrooms and a convenient WC. Outside, the property benefits from private parking to the front and an enclosed, low-maintenance garden to the rear - ideal for relaxing or entertaining. Enjoy delightful views towards the Eildon Hills and Melrose Abbey, with the River Tweed and the Chain Bridge just moments away, placing scenic riverside and countryside walks right on your doorstep while keeping everyday amenities within easy reach. Early viewing recommended.



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GROUND FLOOR:

Hall
Lounge
Dining Room
Kitchen
Master Bedroom
En-Suite Shower Room
Shower Room

FIRST FLOOR:

Two Double Bedrooms
WC

Gas Central Heating
Double Glazing

Low Maintenance Garden
Allocated Parking Space



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

E

Council Tax Band

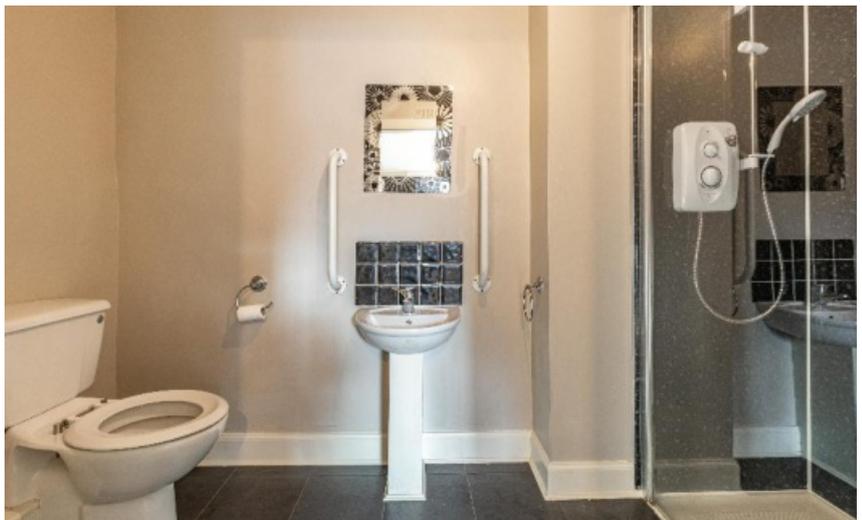
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Viewing

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
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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Priory Cottage, Annay Road, Melrose

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1277402)

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.