

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 25 Quarrydene Melrose

TD6 9SZ

**Guide Price £145,000**



Set within the highly desirable Quarrydene area on the edge of Melrose, this attractive two-bedroom first-floor apartment offers spacious, well-proportioned accommodation in a peaceful cul-de-sac setting. The property comprises: entrance hall with stairs leading to an upper landing featuring a large walk-in cupboard, generous lounge, well-appointed kitchen, two double bedrooms and bathroom with separate shower. Externally, the apartment benefits from a private, paved rear garden, external store and a double driveway providing convenient off-street parking. Ideally positioned for easy access to Melrose, the property is close to an excellent selection of shops, cafés, restaurants and everyday amenities. It is also well located for Tweedbank Railway Station and just a short walk from the Borders General Hospital, making it an appealing option for a wide range of buyers.



# 25 Quarrydene Melrose

TD6 9SZ

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Entrance Hall & Stairs  
Upper Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Bathroom with Separate Shower

Gas Central Heating  
Double Glazing  
Intercom System

Garden to Rear  
External Store  
Double Drive



### 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, intercom system.

### EPC

C

### 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  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
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**25 Quarrydene, Melrose**

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft

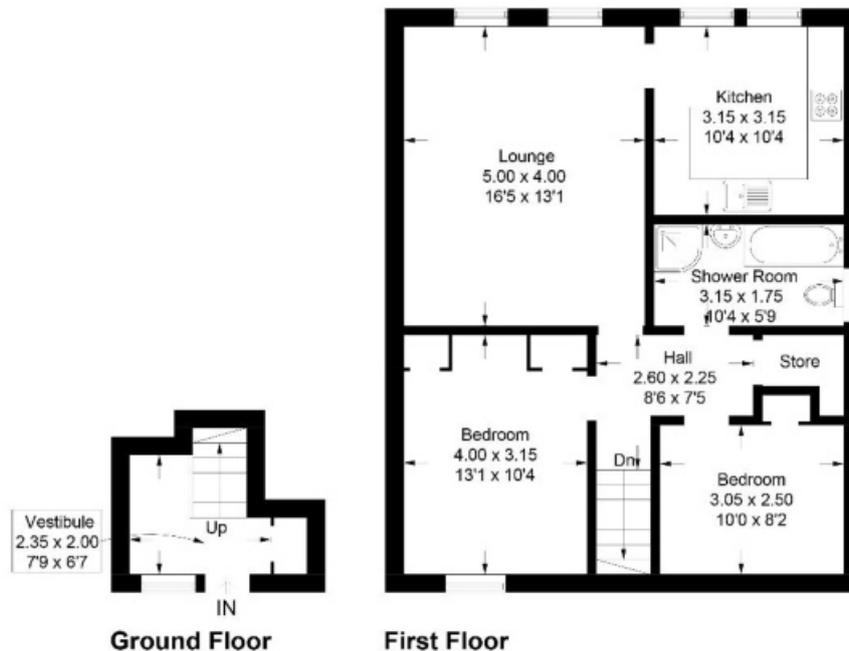


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282357)

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.