

**Melrose**

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**CULLEN KILSHAW**  
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## 27 Dingleton Road, Melrose

TD6 9QS

**Guide Price £195,000**



Nestled at the foot of the stunning Eildon Hills, this charming semi-detached cottage offers the perfect blend of peaceful countryside living and convenience, just a five-minute walk from the heart of Melrose. Beautifully presented throughout, the property features a welcoming hall, lounge with open fire, modern fitted kitchen, three bedrooms and a stylish bathroom with separate shower enclosure. To the rear, the property benefits from open countryside views and a private garden with a burn running through, while additional features include useful cellar storage and unrestricted on-street parking to the front. Whether you are seeking a full-time residence, a relaxing holiday retreat or a proven rental investment, this delightful home offers exceptional versatility in one of the Borders' most sought-after locations, with fantastic walking routes quite literally on your doorstep.



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Hall  
Lounge  
Kitchen  
Three Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Cellar  
Unrestricted On-Street Parking



### 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

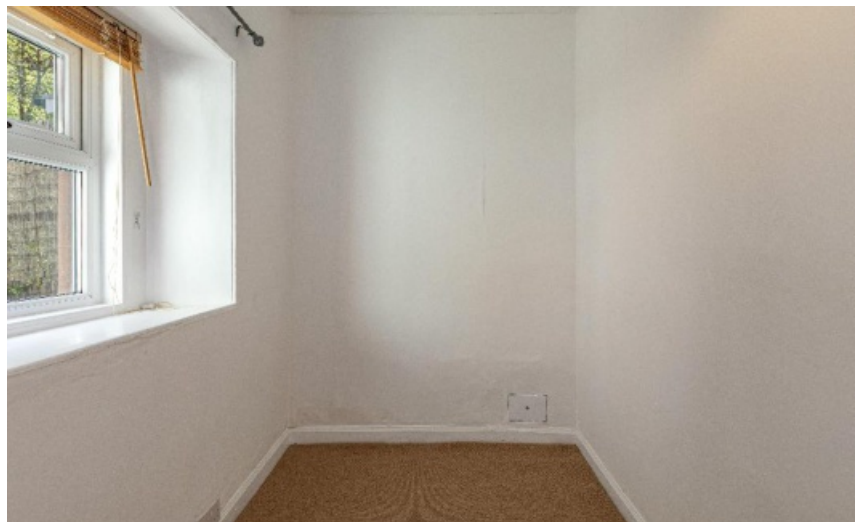
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### Viewing

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



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Approximate Gross Internal Area = 72.2 sq m / 777 sq ft

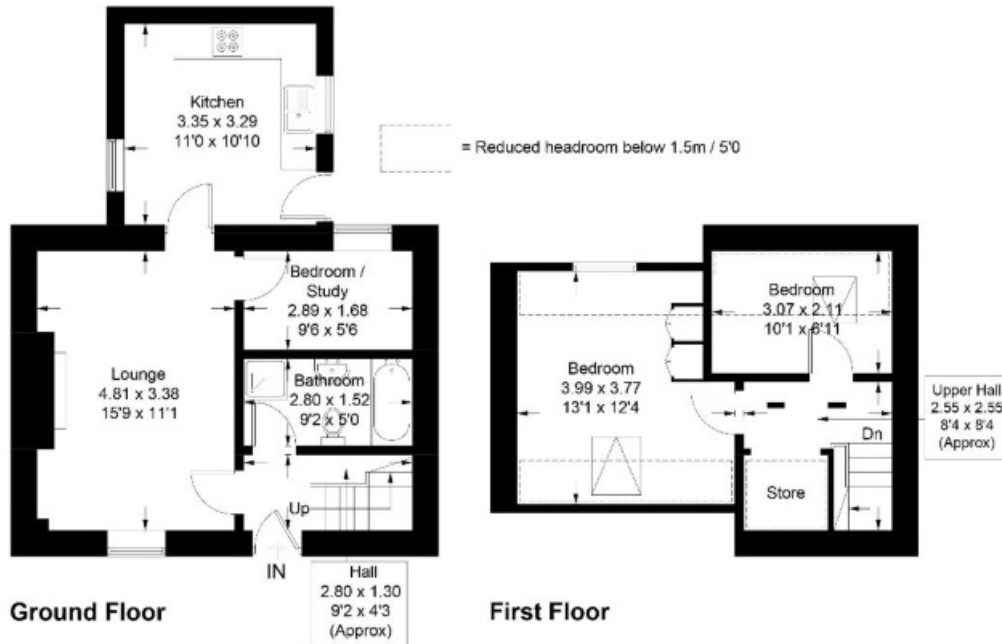


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1296255)

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.