

Melrose

Call 01896 822796



CULLEN KILSHAW
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4 Abbey Court

Melrose, TD6 9LR

Guide Price £420,000



A well situated and highly desirable three bedroom terraced home tucked away within a small, peaceful culdesac in the very heart of Melrose. Properties in this location rarely linger on the market, and with its combination of convenience, space and flexibility, early viewing is strongly advised. Just a short stroll from the town's shops, cafés, transport links and everyday amenities, the setting is exceptionally practical while still offering a lovely sense of privacy. The accommodation itself is generously arranged, featuring two public rooms and a good sized kitchen, providing excellent versatility for modern living. Upstairs, there are three bedrooms, including a principal bedroom with ensuite, ensuring comfort for families, guests or those seeking a well balanced layout. To the rear, an enclosed courtyard style garden offers an easily maintained outdoor space ideal for relaxing or entertaining. The property also benefits from a garage and parking within the culdesac - an increasingly valuable asset in such a central Melrose location. A spacious, well located home in one of the town's most sought after pockets, offering convenience, flexibility and strong buyer appeal.



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Ground Floor:
Entrance Hall
WC
Lounge
Dining Room
Kitchen

First Floor:
Master Bedroom with En-Suite
Two Further Bedrooms
Bathroom

Enclosed rear garden

Garage
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 blend 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, conveniently placed for both the A7 and A68 for routes north and south bound, with well connected bus routes and the nearby railway station at Tweedbank 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 tranquility and urban convenience.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings and the kitchen and bathroom fittings.

Services

Mains drainage, water, and electricity. Gas central heating. Double glazing.

EPC Rating

C

Council Tax Band

F

Viewings

By appointment with the Selling Agent



Interested in this property? Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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4 Abbey Court, Melrose

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft

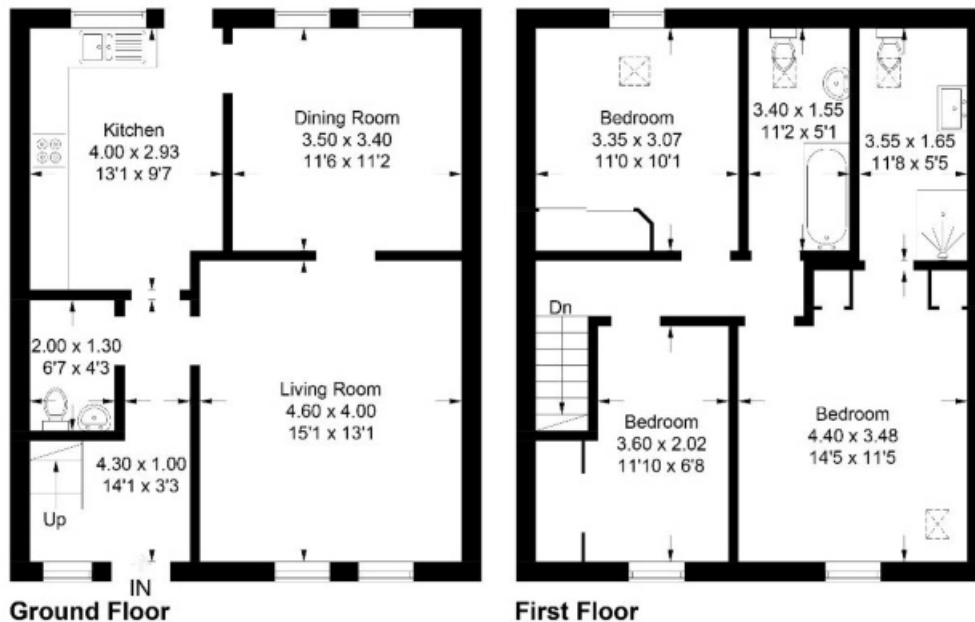


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336534)

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.