

Melrose

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3 Glentress Apartments, Melrose

TD6 9JY

Guide Price £170,000



A delightful two-bedroom ground floor apartment, forming part of an attractive development on the outskirts of the historic Abbey town of Melrose. Set within a larger building which has been thoughtfully converted, the property offers comfortable and well-presented accommodation with a lovely sense of character. The accommodation comprises: Spacious hall, lounge with space for a dining table, kitchen, two double bedrooms and a bathroom with a separate shower enclosure. French doors from the lounge open onto a decking area, providing a lovely spot to sit and enjoy the peaceful surroundings. There are also well-maintained communal grounds and a residents' car park. Enjoying a peaceful setting close to Melrose Golf Course, the property is also within easy reach of the town centre and its excellent range of shops, cafés and amenities. With its appealing location and easy-to-maintain accommodation, this would make an ideal main residence or occasional home.



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Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Secure Entry Systems

Communal Grounds
Residents' Car Park



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

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

A Factor Charge of around £110 per calendar month is levied for the buildings insurance, upkeep of grounds, window cleaning and maintenance of the communal areas.



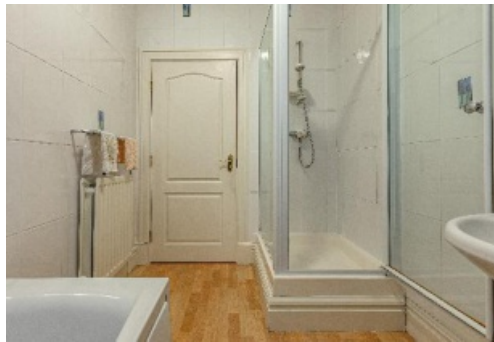
Interested in this property?
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Approximate Gross Internal Area = 76.1 sq m / 819 sq ft

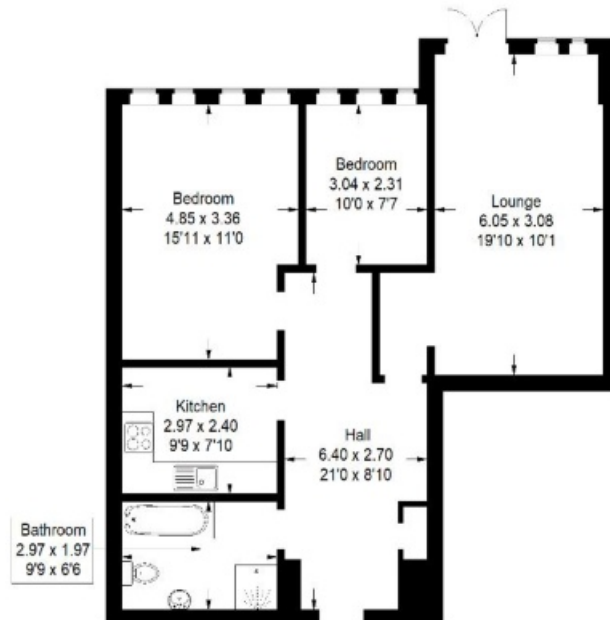


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336210)

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.