

Melrose

Call 01896 822796



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Market Square, Melrose

TD6 9PQ

Guide Price £310,000



11 Market Square is a charming and extremely generously proportioned first-floor apartment, enjoying an enviable position in the heart of the highly desirable town of Melrose. Set within a beautiful period building, the property benefits from a number of original features which enhance the character and appeal. The accommodation is well laid out and comprises a shared internal hall and staircase, entrance hall, lounge, dining kitchen, three double bedrooms and a shower room, making it a versatile home suited to a variety of purchasers. Perfectly placed for the town's many amenities, independent shops, cafés, Melrose Abbey, The Greenyards, scenic riverside walks and access to the Eildon Hills, this is a superb opportunity to acquire a distinctive home in one of the Borders' most sought-after locations. Early viewing is strongly recommended.



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Shared Internal Hall & Staircase
Entrance Hall
Lounge
Dining Kitchen
Three Double Bedrooms
Shower Room

Gas Central Heating
Single Glazing



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.

EPC

D

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

Also At:

Galashiels,	Tel 01896 758 311
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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 = 108.43 sq m / 1167 sq ft

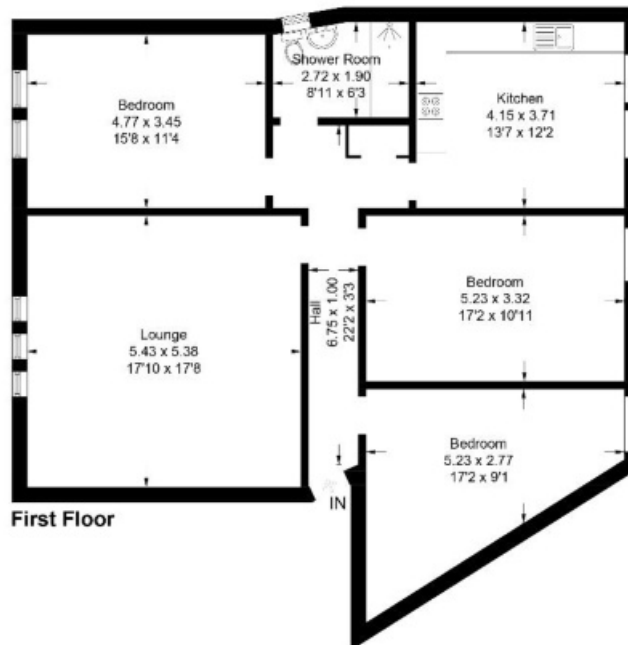


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339827)

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.