

Melrose

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7 St Dunstons Park

Melrose, TD6 9LF

Offers Over £89,500



Centrally located and just a short stroll from Melrose town centre, this first floor flat offers superb convenience with amenities easily reached on foot. Recently upgraded by the current owner, it is presented in true move in condition, featuring a spacious and naturally bright open plan lounge, dining area and modern kitchen. The generously sized double bedroom includes excellent built-in storage, complemented by a well appointed shower room and a handy utility cupboard. In addition there is a very useful box room/store located just outside the property on the landing; fitted with a window and of generous size. Ideal as a starter home or an easily managed lock-up-and-go, the property also benefits from a communal rear garden and secure entry shared with three neighbouring flats.



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Accommodation
 Entrance Hall
 Open Plan Lounge, Dining Area & Kitchen
 Generous Double Bedroom
 Shower Room
 Utility Cupboard
 Box Room/Storage Cupboard with window

Communal Garden
 Secure entry system



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. Double glazing.

EPC Rating

E

Council Tax Band

A

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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Approximate Gross Internal Floor Area: 48.7 m² ... 524 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COPY

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.