



1 Lower Court Chiefswood Road, Melrose, TD6 9HJ

Guide price £230,000





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- Immaculate 2 Bedroom Apartment
- Private Entrance
- High Quality Fixtures & Fittings
- Parking to Front Door
- Sought After Development
- Ground Floor
- Open Plan Living Space
- Double Glazing & Gas Central Heating
- Large Communal Grounds
- Close to Amenities

We are delighted to bring to the market this beautifully presented, spacious two bedroom ground floor apartment located in a much sought-after private residential development. Close to the many amenities of the town and surrounded by communal park land, the property is tucked at the foot of the iconic Eildon Hills and a just stones throw from Melrose Golf Course. The property has been upgraded to a high standard by the current owners providing a very stylish and unique property with plentiful space and charm.

ACCOMMODATION

- OPEN PLAN KITCHEN / LOUNGE / DINING - HALLWAY - PRINCIPAL BEDROOM WITH EN-SUITE - SECOND BEDROOM - SHOWER ROOM -



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Internally

The property is entered via private entrance into a bright and spacious hallway. A door from the hallway opens into the magnificent open plan living area which seamlessly combines the kitchen, lounge and dining area to provide an excellent entertaining space. The inner hallway provides access to the principal bedroom suite either built-in storage and sumptuous en-suite bathroom. The second bedroom is also of a good size with built in storage. The well-appointed hotel quality shower room completes the accommodation. The property is found in immaculate condition, further benefitting from double glazing and gas central heating throughout.

Kitchen

The modern kitchen is fitted with a wide range of wall and base units overlaid with quartz worktop incorporating a 1.5 sink with mixer tap. The kitchen island provides a wonderful hub for the living space with plentiful preparation space as well as somewhere to relax and entertain. Integrated appliances include electric oven, induction hob (with stainless steel extractor fan), dishwasher, fridge freezer, wine cooler and washer dryer. The room is complemented by modern decor and mood lighting providing a relaxing yet functional space.

Bathrooms

The shower room is fitted with a high-quality three-piece suite including WC, vanity wash basin with storage and a large shower enclosure with mixer shower and tiled splashbacks.

The En-suite bathroom is also fitted with modern three-piece suite including WC, vanity wash basin and freestanding bath.



Location

Regarded by many as one of the most desirable Border Towns, which has also just been voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Local tourist attractions include Melrose Abbey, Harmony Gardens and Priorswood Gardens. It is also home to the world-famous annual Melrose Sevens and very popular Borders Book Festival. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and is within the Earlston High School Catchment Area, one only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools 2018. There is an abundance of outdoor pursuits in the area including Rugby, Football, Golf, Horse Riding and Walking including the Southern Upland Way and St Cuthbert's Way.

Fixtures & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

Council Tax Band

Council Tax Band D.

Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

Factoring Fee

it is understood that there is a fully managed factor in place over the Dingleton Development. the factoring fee is currently £110 PCM. The factoring fee includes a block insurance policy and covers the general maintenance and upkeep of the grounds and building.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Travel

For those with satellite navigation the post code is TD6 9EY. Edinburgh is within easy commuting distance via the A68 and A7 Trunk Roads. Tweedbank, only minutes to the west of Melrose, hosts the Park and Ride facility for the Borders Railway providing a service into Edinburgh with journey times of under one hour, Berwick Upon Tweed (approx. 38 miles) provides a major rail link for travel on the East Coast Railway Line to the South. International Airports can be found in both Edinburgh and Newcastle.

Viewings

Strictly by Appointment via James Agent

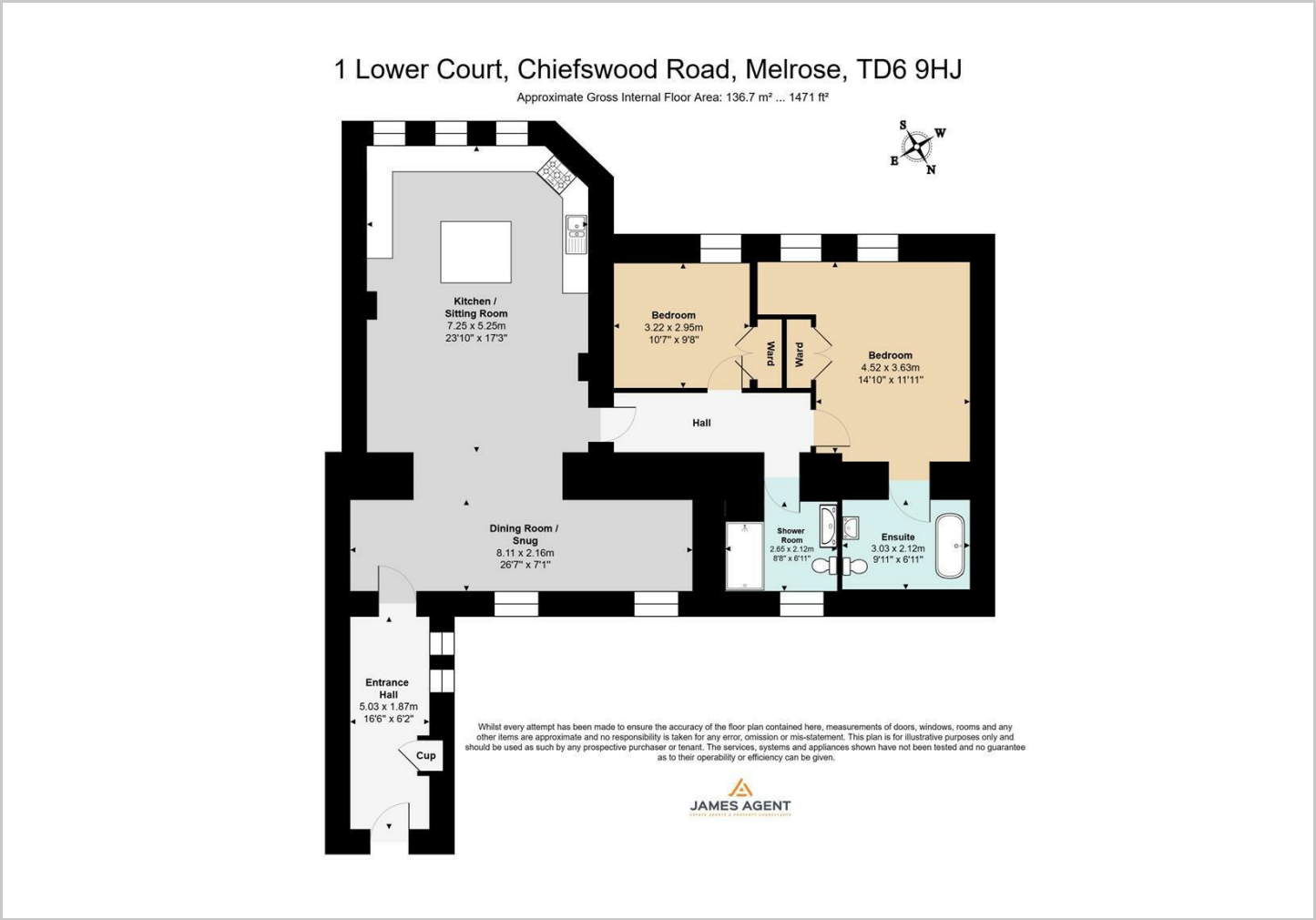
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



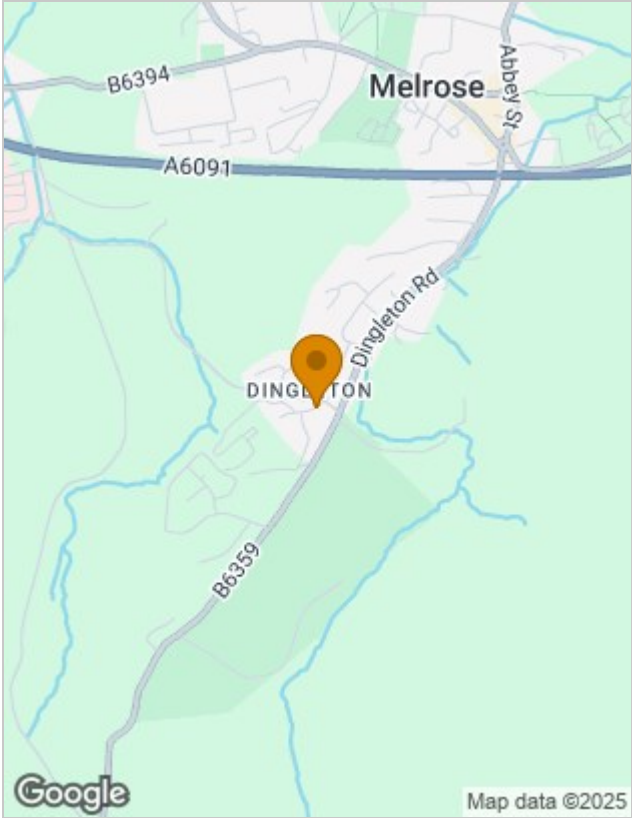
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

