



87 Dingleton Apartments Chiefswood Road, Melrose, TD6

Offers over £285,000









# 87 Dingleton Apartments

Melrose, TD6 9EY

- Ground Floor Apartment
- Large Open Plan Living Space
- Double Glazing
- Private Garden & Large Communal Grounds
- 3 Bedrooms
- 3 Bathrooms
- Gas Central Heating
- Generous Car Park

We are delighted to bring to the market this beautifully presented, exceptionally spacious 3 bedroom ground floor apartment located in a much sought-after private residential development. The property offers wonderfully free-flowing, open plan accommodation and three generous double bedrooms, with the added benefit of an area of private garden. 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 stone's throw from Melrose Golf Course.

## ACCOMMODATION

- OPEN PLAN LOUNGE / DINING KITCHEN - HALLWAY - PRINCIPAL BEDROOM SUITE WITH SHOWER ROOM - TWO FURTHER DOUBLE BEDROOMS (ONE ENSUITE) - BATHROOM -



Offers over £285,000



## Internally

87 Dingleton Apartments boasts extensive accommodation extending to around 159 sqm, immaculately presented on one level with attractive features including high ceilings and large windows. The generous open-plan living space comprises a large kitchen with ample space for a dining table, and a living room with wonderful bay window. The principal bedroom suite benefits from a shower room and walk-in wardrobe. The second bedroom also has an ensuite shower room, while the third bedroom is served by the family bathroom.

## Kitchen

The kitchen has ample space for a table and is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include an electric double oven, electric hob with stainless steel extractor fan and dishwasher, with space for a large fridge/freezer.

## Bathrooms

Both ensuite shower rooms are fitted with a 3 piece suite of a wc, pedestal basin and walk-in shower with mixer shower, while the Family bathroom benefits from a pedestal basin, wc and panel bath with shower over.





### Externally

Dingleton Apartments is an exclusive development surrounded by beautiful communal grounds which can be explored and enjoyed all year round. Number 87 further benefits from an area of private garden to the front of the property, comprising an attractive patio seating area. There is also plentiful parking for residents and visitors to the rear of the building.

### 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 Earlstoun 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.

### Services

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

### Council Tax

Council Tax Band E.

### Fixtures & Fittings

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

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk).

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.

### Viewings

Strictly by appointment only through James Agent.

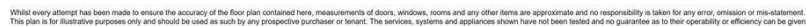








## Floor Plans



## Viewing

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



Map data ©2025

## Energy Performance Graph

### Energy Efficiency Rating

Very energy efficient - lower running costs

92 plus A

81-91 B

69-80 C

55-68 D

39-54 E

21-38 F

1-20 G

Not energy efficient - higher running costs

Current: 77 Potential: 78

Scotland EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

92 plus A

81-91 B

69-80 C

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Not environmentally friendly - higher CO<sub>2</sub> emissions

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