



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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16 Quarrydene, Melrose, TD6 9SZ

Guide price £165,000



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# 16 Quarrydene Melrose, TD6 9SZ

- Ground Floor Flat
- Private Garden
- Walking Distance to Town Centre
- Close to Train Station
- Ideal First Time Buy
- 2 Bedrooms
- Sought-After Location
- Excellent School Catchment Area
- Driveway Parking
- Investment Potential

This well-presented two-bedroom ground floor flat offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. The property comprises an entrance hallway with excellent storage, a bright open-plan lounge/kitchen overlooking the south-facing rear garden, two double bedrooms and a modern bathroom. Externally, the property benefits from a private, enclosed rear garden predominantly laid to lawn with a timber storage shed. Conveniently located close to local amenities, transport links and schooling, the property represents an attractive opportunity in a popular residential location.

## ACCOMODATION

- ENTRANCE PORCH - OPEN PLAN LOUNGE/KITCHEN - TWO BEDROOMS - BATHROOM -



### Internally

The property can be accessed via either of the two external doors, both of which lead into a porch and then into the entrance hallway. From the hallway, there is access to the bathroom, two double bedrooms, and the open-plan lounge/kitchen, as well as three useful storage cupboards.

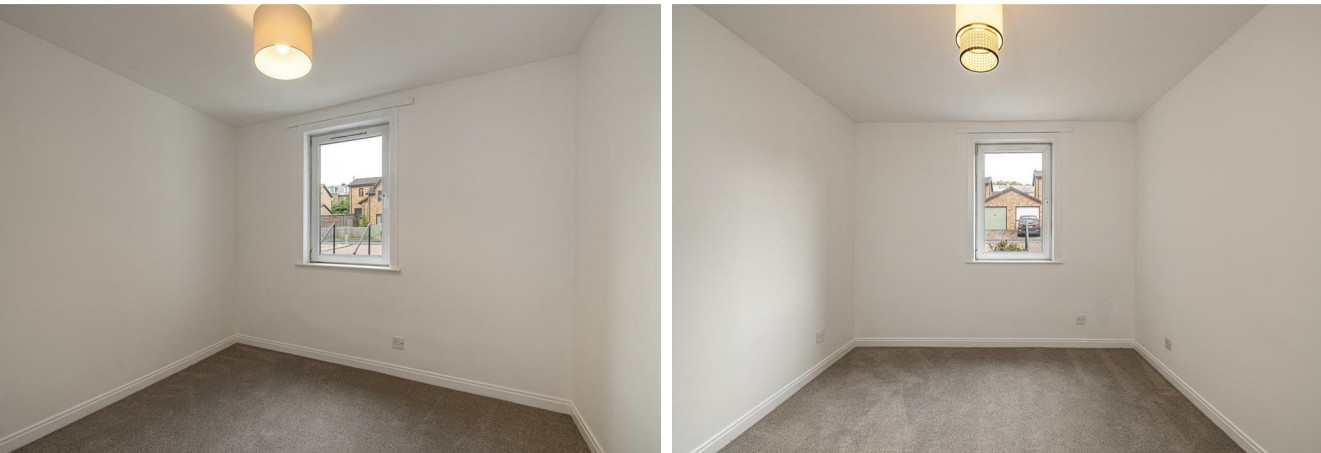
The lounge/kitchen is situated at the rear of the property and enjoys a south-facing aspect, overlooking the rear garden and benefiting from plenty of natural light.

### Kitchen

The kitchen is fitted with a range of wall and base units with panelled cabinet fronts and laminated work surfaces. Integrated appliances include an electric oven and electric hob, complemented by a stainless steel sink with mixer tap. Provision is made for freestanding appliances, with designated space for a washing machine and fridge-freezer.

### Bathroom

The bathroom is fitted with a three-piece suite comprising a WC, pedestal wash hand basin, and bath with a mixer shower over. The bath is complemented by a glazed shower screen and tiled splashbacks.





### Externally

To the rear of the property is a private, south-facing garden, predominantly laid to lawn and enclosed by timber fencing and mature shrubbery. The garden also benefits from a useful timber storage shed. To the front of the property, there is a private monoblock driveway providing off-street parking. A private gate at the rear of the garden provides direct access to a well-used pedestrian pathway leading to Melrose town centre and the Borders General Hospital, offering excellent convenience for local amenities and healthcare facilities.

### Location

Regarded by many as one of the most desirable Border Towns, which was 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 Priorwood 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 of 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. 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.

### Services

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

### Council Tax

Council Tax Band C.

### Fixtures & Fittings

All fitted floor coverings 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).

### Viewings

Strictly by Appointment Only via James Agent.

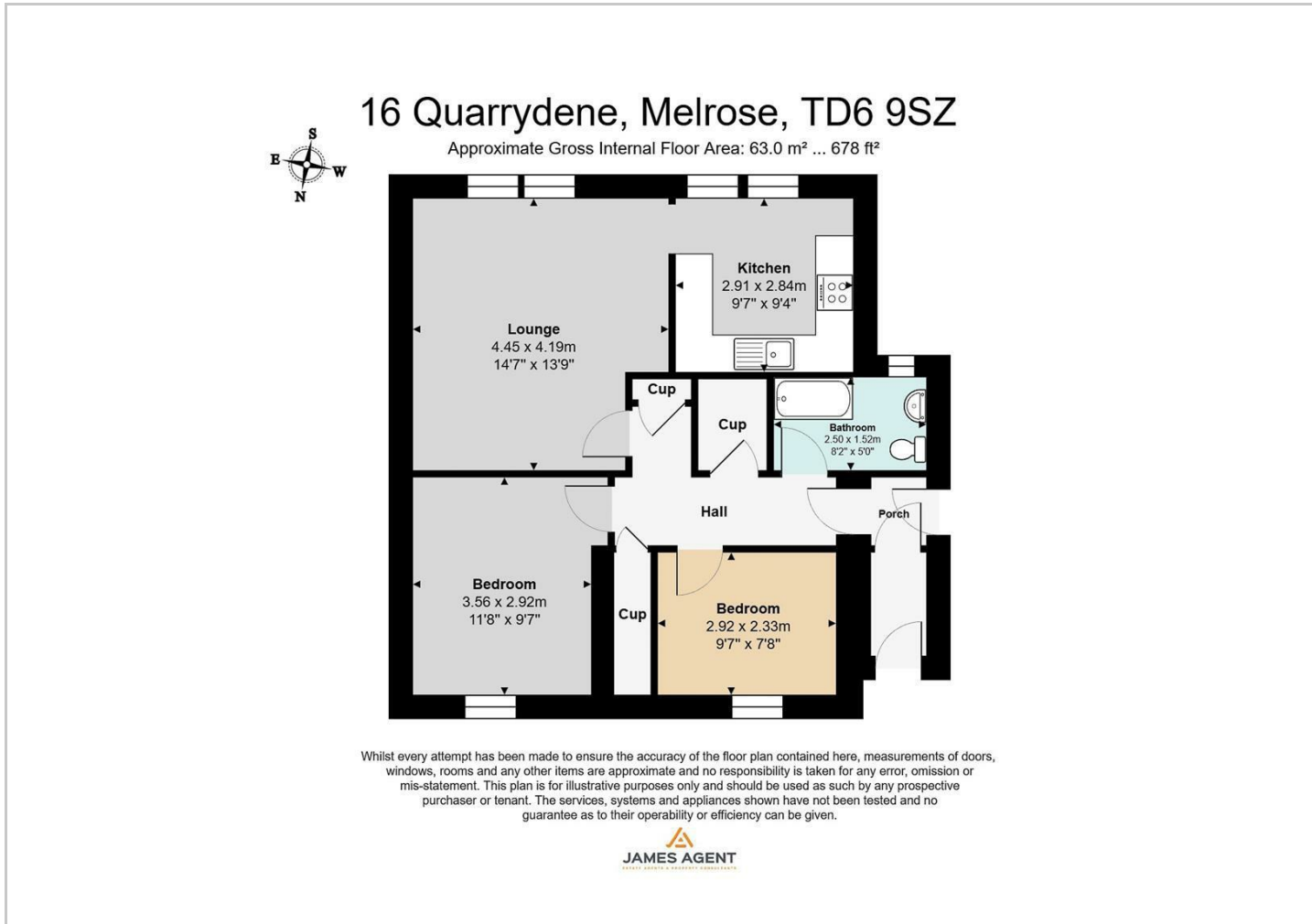
### Offers

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.





## Floor Plans



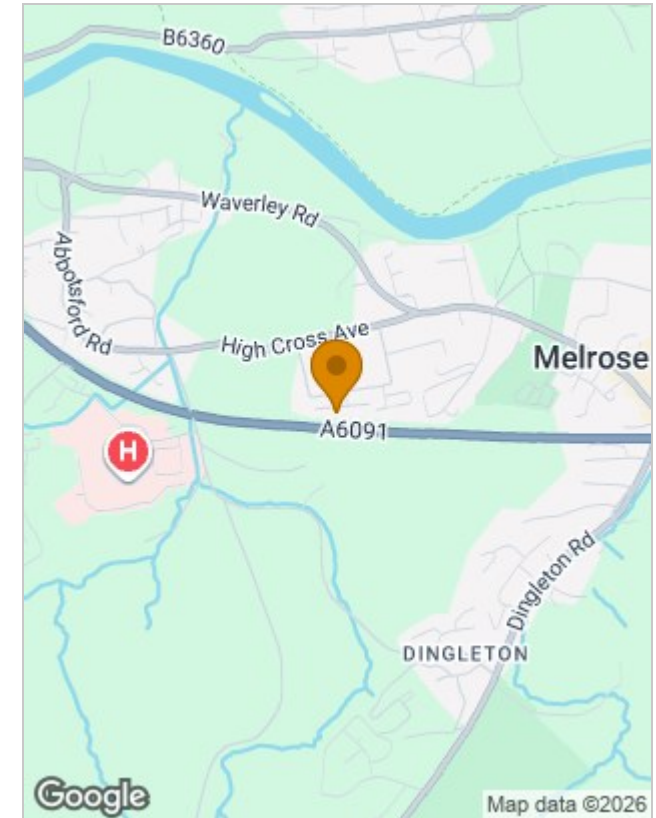
## Viewing

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

