



East Danielton Cottages Dingleton Road, Melrose, TD6 9QW

Guide price £265,000





East Danielton Cottages Dingleton Road

Melrose, TD6 9QW

- Charming 3 Bedroom Maisonette
- Wood Burning Stove
- Popular Residential Location
- Short Walk to Town Centre
- Wonderful Views
- Immaculately Presented
- Excellent Local Amenities
- Commutable to Edinburgh

We are delighted to present East Danielton Cottage, a beautifully presented three-bedroom maisonette combining period character with modern comfort. Nestled at the foot of the Eildons, this inviting property offers a well-balanced layout, stylish interiors, and a warm, homely atmosphere—perfect for families, couples, or anyone seeking countryside tranquillity with contemporary convenience.

ACCOMMODATION

- HALLWAY - OPEN PLAN KITCHEN/LOUNGE - CLOAKROOM - THREE DOUBLE BEDROOMS - BATHROOM -



Guide price £265,000



Internally

As you step into the cottage, you're greeted by a welcoming entrance leading directly into the bright and spacious lounge, tastefully decorated and featuring a large window that fills the room with natural light. This comfortable living area flows seamlessly into the modern kitchen, complete with sleek cabinetry, wooden worktops, and integrated appliances. The kitchen's thoughtful design provides ample storage and workspace while maintaining an inviting, open-plan feel—ideal for both relaxed everyday living and entertaining guests.

The ground floor also includes two generous double bedrooms, both beautifully proportioned with space for additional furnishings. A convenient cloakroom/WC completes this level, adding practicality to its charm.

A staircase leads to the upper floor, where you'll find a third double bedroom with delightful views and a cosy, peaceful ambience—perfect as a main suite, guest room, or home office. Off the hallway, there's a spacious family bathroom with two built-in cupboards provide additional storage, keeping the space tidy and efficient.



Kitchen

The kitchen is fitted with a good range of shaker style wall and base units and is overlaid with wooden worktops and incorporates a double Belfast sink. Integrated appliances include dishwasher, electric oven, hob and stainless steel extractor fan. The thoughtfully designed layout offers both practicality and style – from the spacious breakfast bar with seating to the ample storage and preparation space that makes cooking and entertaining effortless. Flooded with natural light from multiple windows, the space feels bright, inviting, and homely.

Bathrooms

The family bathroom can be located on the second floor of the property and is fitted with three piece suite including WC, vanity basin, bath with overhead shower and tiled splashbacks.

On the first floor of the property, there is also a handy WC.

Externally

The garden is primarily laid to lawn with a small patio area in the centre perfect for outdoor furniture. It is bound by a stone and timber fence and is surrounded by mature shrubs.

Services

Mains water, gas, electric and drainage. Gas Central Heating and double glazing.

Location

Council Tax Band B.

Fixtures & Fittings

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

Council Tax

Council Tax Band B.

Home Report

A copy of the Home Report is available to download from our website.

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.

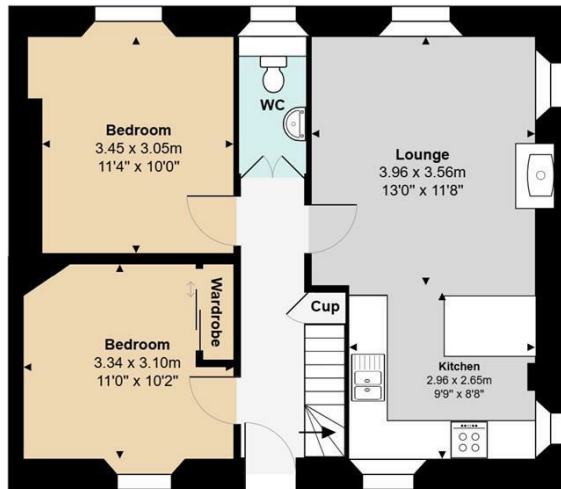




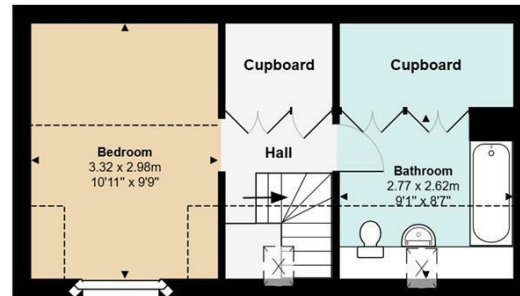
Floor Plans

East Danielton Cottage, Dingleton Road, Melrose, TD6 9QW

Approximate Gross Internal Floor Area: 79.3 m² ... 854 ft² (excluding areas of reduced head height)



1st Floor
Approximate Area: 54.2 m² ... 584 ft²

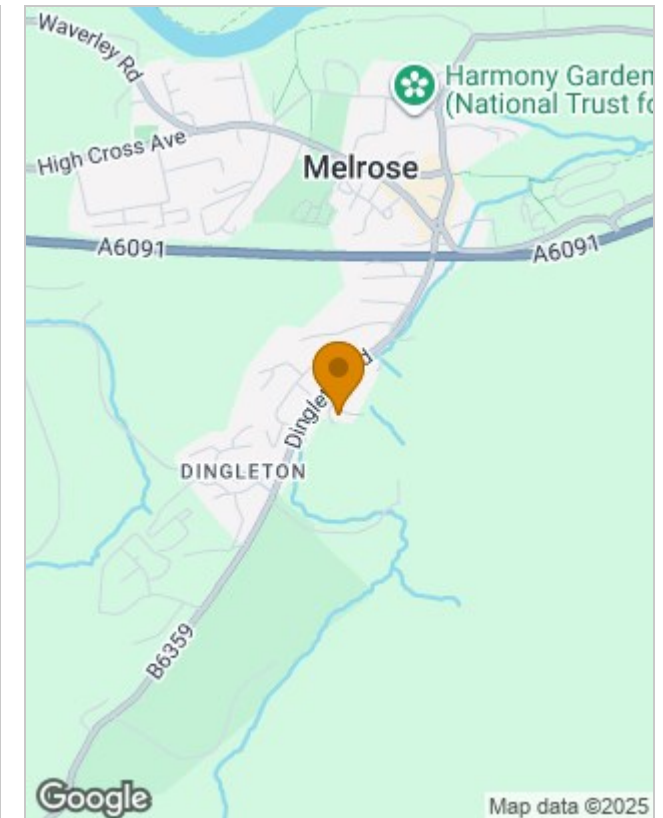


2nd Floor
Approximate Area: 25.1 m² ... 270 ft²

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.



Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
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		
Scotland 2002/01/EC	73	79

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland 2002/01/EC	76	83

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