



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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50 High Cross Avenue, Melrose, TD6 9SU

Guide price £235,000



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50 High Cross Avenue Melrose, TD6 9SU

- Period Ground Floor Flat
- Close to BGH and Train Station
- Stunning Bay Windows and High Ceilings
- Gas Central Heating
- 2 Double Bedrooms
- Shared Driveway
- Excellent Local Amenities
- Rarely Available Location

50 High Cross Avenue is a very spacious ground floor apartment located within one of the most sought-after addresses in Melrose, just a short walk from the many amenities of the town. The property forms the majority of the ground floor of Avenel House, a former detached mansion house which was subdivided into three individual apartments in around the 1960's. The property is accessed via a shared gravelled driveway which leads to a private parking area. The apartment is nestled in amongst mature trees providing a private, yet very accessible location close to a range of amenities including Tweedbank Train Station and Borders General Hospital.

ACCOMODATION

- KITCHEN - HALLWAY - SITTING ROOM - 2 DOUBLE BEDROOMS - BATHROOM - BASEMENT ROOM -



Internally

The property boasts attractive features such as high ceilings, two large bay windows and attractive cornicing. Though in need of a degree of repairs and upgrading, is a great opportunity to create an wonderful property well suited to a downsizer. The property can be entered either from a front porch or the porch to rear of the property which gives access to the kitchen. From the kitchen, the hallway gives access to the bathroom, 2 two bedrooms and large sitting room. There is also a basement room which can be accessed down a set of stairs in the hallway.

Kitchen

The kitchen is fitted with a range of base units overlaid with laminated worktop and 2 bowl sink. Incorporated appliances include electric double oven, 4 point hob and extractor fan. There is also space within the units for a fridge and under counter space for a dishwasher.

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash basin and bath with tiled splashbacks.





Externally

The property has an area of private garden to the rear of the property and is surrounded by mature trees and shrubs. It is understood that the remaining garden grounds surrounding Avenel House are under the ownership of a third party, however, the residents within Avenel are permitted to use these grounds for recreational purposes.

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 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.

Fixture & Fittings

All fitted carpets, floor covering and integrated appliances are to be included with the sale.

Council Tax

Council Tax Band E.

Home Report

A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Viewings

Viewings are strictly by appointment through James Agent.

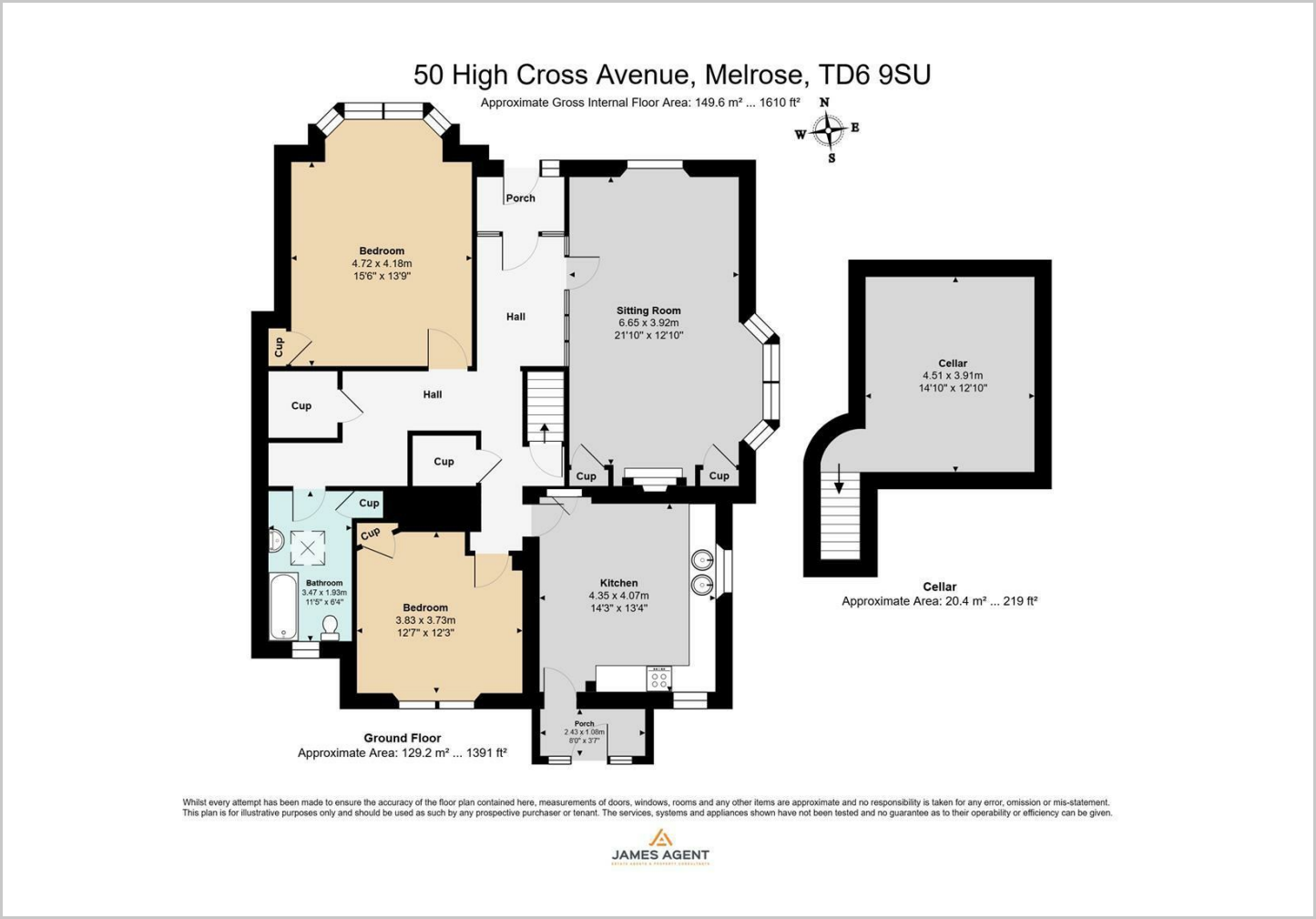
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

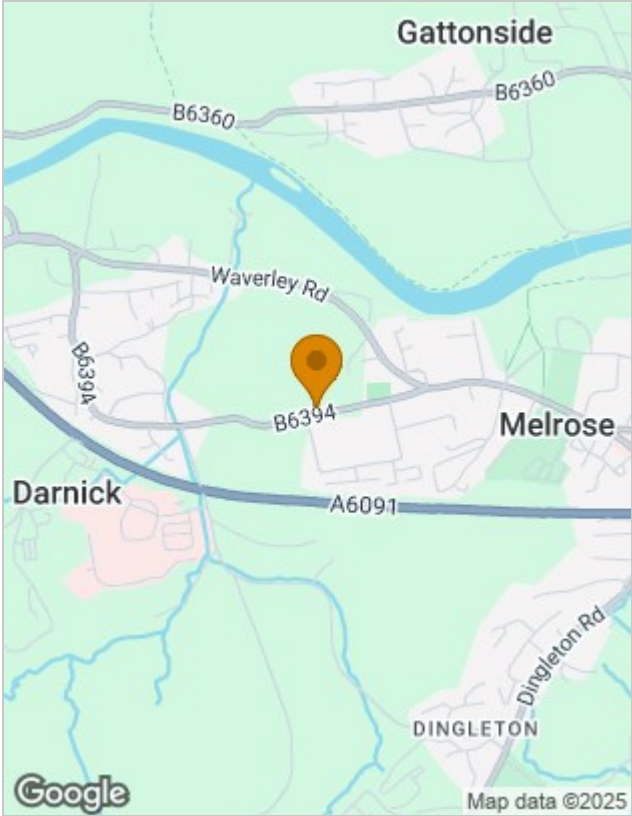


Viewing

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.

Location Map



Energy Performance Graph

