



8 Glentress Apartments Chiefswood Road, Melrose, TD6 9JY

Guide price £175,000





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- First Floor Apartment
- Open Plan Living Space
- Double Glazing
- Large Communal Grounds
- 2 Bedrooms
- Recently Upgraded
- Gas Central Heating
- Communal Parking

We are delighted to bring to the market this beautifully presented, spacious 2 bedroom first 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.

ACCOMMODATION

- OPEN PLAN LOUNGE / DINING KITCHEN - HALLWAY - 2 BEDROOMS - BATHROOM -



Internally

The property is presented in excellent order throughout, and has been recently upgraded by the current owners. The property boasts a generous open-plan kitchen/lounge, with space for a dining table. Two well proportioned bedrooms and a family bathroom complete the package.

Kitchen

The kitchen has space for a table and is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, hob, extractor hood, and fridge freezer, and there is a space for a freestanding washing machine.

Bathrooms

The bathroom is fitted with a 3 piece suite comprising wc, vanity sink unit and panelled back with mixer shower over and laminated splashbacks.

Externally

The property is set in an exclusive development surrounded by beautiful communal grounds which can be explored and enjoyed all year round. There is also plentiful parking for residents and visitors close to the property.



Location

Regarded by many as one of the most desirable Border Towns, which was also recently voted 'One of the Best Places to Live in Scotland in 2022' by the Sunday Times, Melrose provides and 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.

Services

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

Council Tax

Council Tax Band D.

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.

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

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Approximate Gross Internal Floor Area: 80.5 m² ... 866 ft²



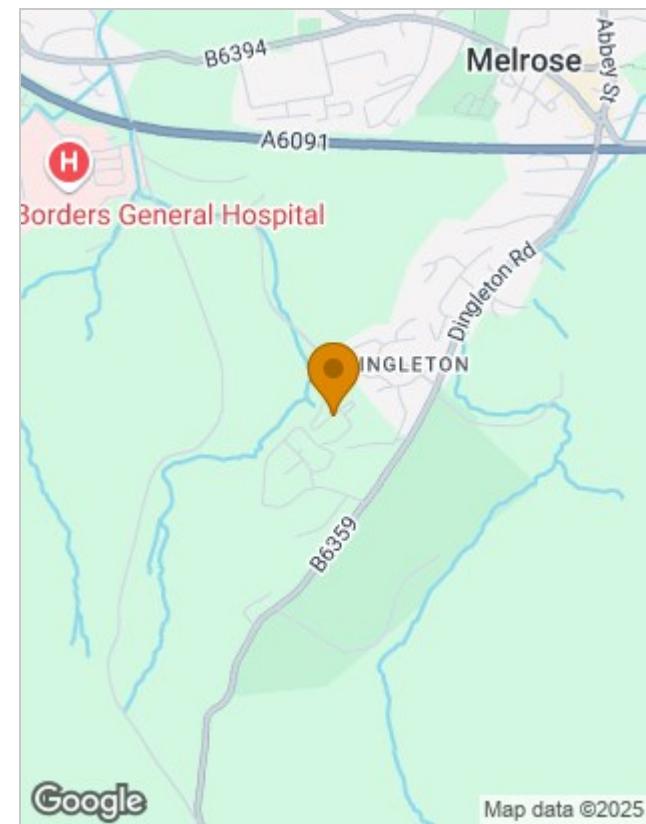
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



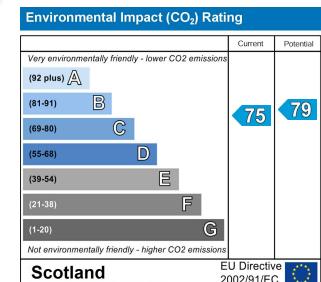
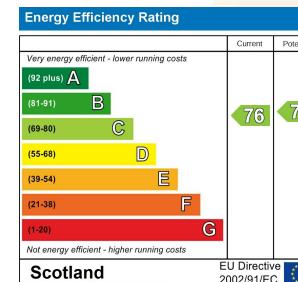
Viewing

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

Location Map



Energy Performance Graph



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.