





Offers over £175,000

16 Morow Gardens Melrose, TD6 9PY

- Two Bedroom Terraced House
- Ideal Downsizer
- Short Drive to Railway Station
- Central Location
- Close to Amenities
- Double Glazing & Gas Central Heating

We are delighted to bring to market this well-presented two bedroom mid-terraced house set in Melrose Town Centre, a short walk from the many amenities of the town.

Melrose provides an extensive range of local amenities including independent shops, restaurants and visitor attractions. Local schooling includes the Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School. Melrose was recently voted 'One of the Best Places to Live in Scotland 2022' by The Sunday Times.

ACCOMODATION

- HALL - LOUNGE - KITCHEN - UTILITY - SHOWER ROOM - 2 BEDROOMS - BATHROOM - ATTIC ROOM -



Internally

The property is found to be in good order throughout and has a lounge, kitchen, utility room and shower room on the ground floor. On the first floor there are two bedrooms and the family bathroom. There is also an attic room which can be accessed via a pull down ladder.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink. Integrated appliances include an electric oven, electric hob and extractor fan. There is also under counter space for a washing machine and dishwasher.

There is a separate utility room with space for a freestanding fridge and freezer.

Bathrooms

The ground floor is fitted with a shower room which includes a walk in shower, WC and pedestal wash hand basin.

On the first floor, the bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower.



Externally

The property benefits from communal gardens to the rear which are primarily laid to lawn.

Location

The property sits at the centre of the highly sought after town of Melrose. 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 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

Fitted flooring, blinds and integrated appliances will be included within the sale.



Services

Mains water, gas, electricity and drainage.

Council Tax

Council Tax Band A.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

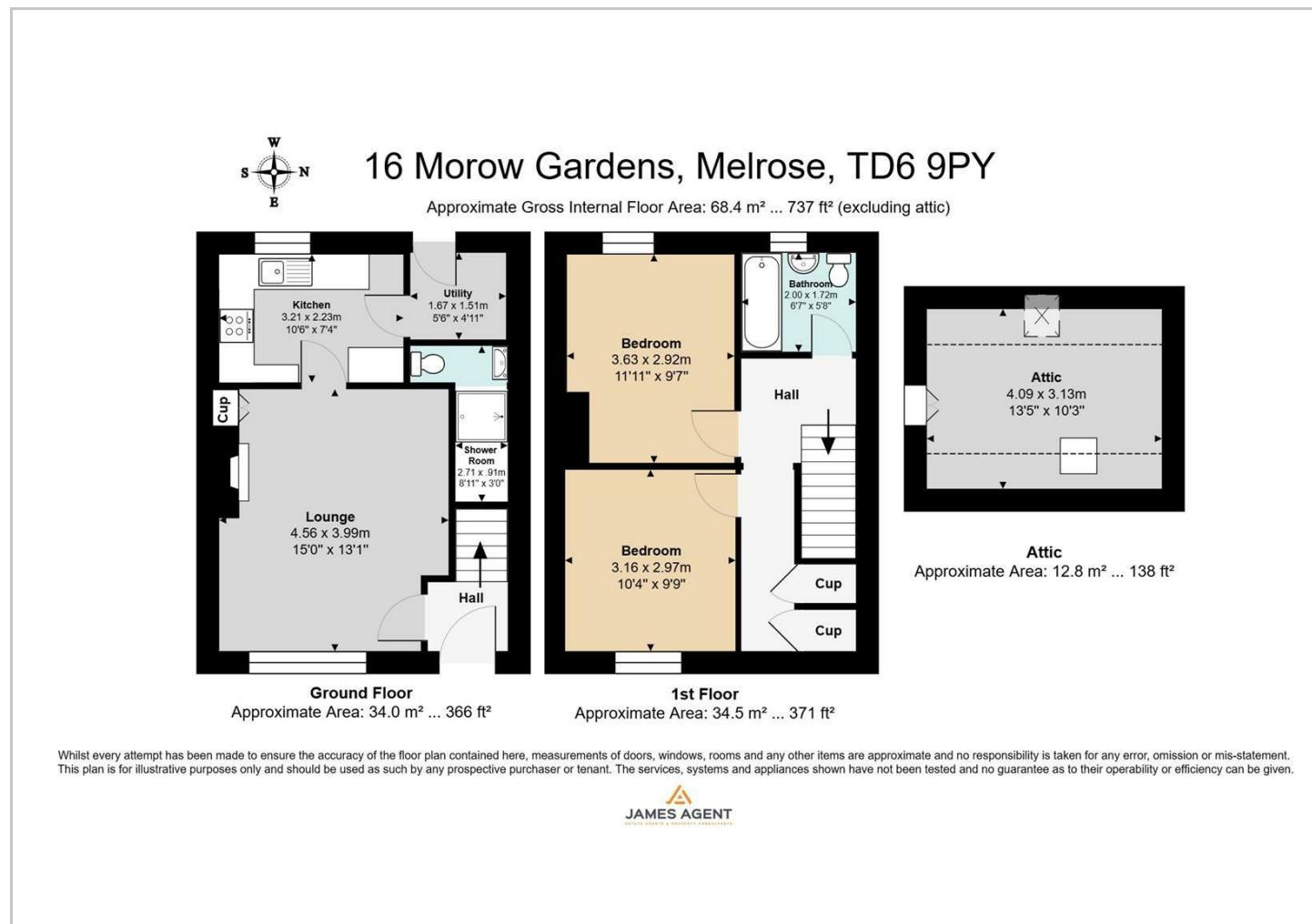
A copy of the Home Report can be downloaded from our website.

Offers

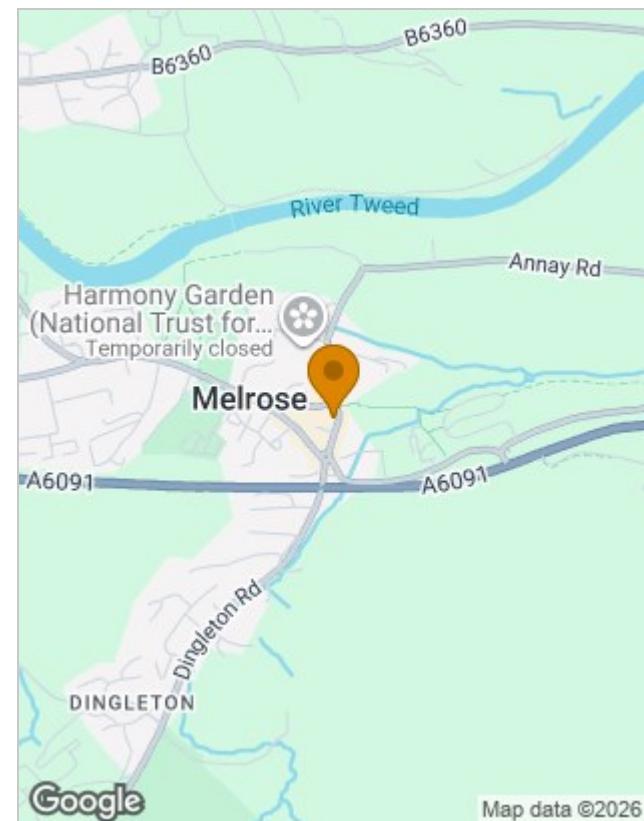
All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.



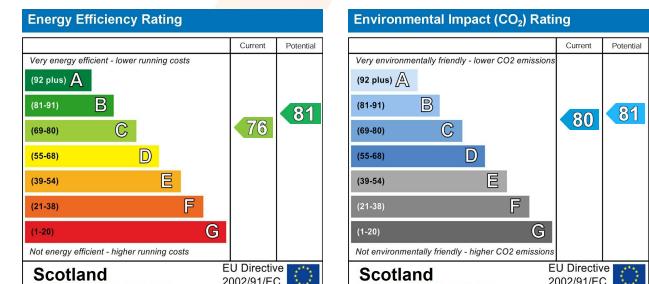
Floor Plans



Location Map



Energy Performance Graph



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.