



## 21 Market Square, Melrose

21 Market Square is a fabulous two-bedroom double upper flat overlooking the historic square of the popular Borders town of Melrose.

A short distance from the new Borders Railway, which will open in September 2015, this main door flat benefits from the most charming garden, which is a real feature of this property.

Internally, the property comprises two bedrooms, a bathroom, a large sitting room with dining area, a dining kitchen, a wc and a large store room, offering excellent potential to increase the current footprint by way of adding an extra bedroom or reception space.

Externally, the garden is a real hidden gem and the focal point of this property. Landscaped with raised terracing and fabulous stone detailing there is a large lawn and plentiful borders.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location. The new Borders Railway which will run from Tweedbank to Edinburgh, is due to open in September of 2015 and lies approximately two miles away.

Edinburgh 39 miles. Galashiels 6 miles. Tweedbank 2.0 miles  
(All distances are approximate)



### Location:

21 Market Square is located in the attractive Borders town of Melrose. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels five miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, rough and syndicated shooting, horse riding, golf, mountain biking, and a selection of walks including the Southern Upland Way. Local schools include the excellent Melrose Grammar primary school, the highly regarded St Mary's preparatory school, and Earlston High School. The Borders General Hospital also lies just outside the town. Melrose sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The new Borders Railway, only two miles away, will run between Tweedbank and Edinburgh and is due to open in September 2015.

### Description:

The front door leads into the vestibule which in turn opens into the hall and a short flight of stairs to a small landing and a split staircase. Taking the stairs down will take you into the large store room which accesses the garden and provides excellent opportunity to extend the existing accommodation, subject to the necessary permissions.

The other flight of stairs rises to the first floor landing, where you will find the large sitting room, which is well lit by a series of windows and offers ample space for a dining table at one end. The focal point is the multi-fuel stove with stone surround and alcove shelving to either side.

Across the landing is the dining kitchen which offers superb views of Melrose Abbey, with plentiful wall and floor units, worksurfaces and attractive wood laminate floor. Integrated appliances include the SMEG five-ring gas stove, with electric oven, plus space and plumbing for a washing machine, dishwasher and fridge freezer.

There is also a wc on this level, plus boiler cupboard beside the stairs which leads to the second floor and the two bedrooms and a bathroom.

The principal bedroom has a triple wardrobe and window overlooking the square, whilst bedroom two has a decorative fireplace and also lies adjacent to the bathroom, which has bath, wc, wash hand basin and separate glazed shower cubicle and attractive tiling.

21 Market Square is very well presented, with double glazing, gas central heating and fitted floor coverings throughout, providing a warm and comfortable primary or secondary home. With some period features, and an enviable location and outlook, it really should be viewed to be appreciated.

### Outside:

The garden ground lies to the rear and is a particular focal point of this property. Landscaped with raised terracing and fabulous stone detailing there is a large lawn and borders, and offers the most fabulous outside space which is a sight to behold.

There is on-street parking available in the Market Square, or to the rear beside Priorwood House.

### Directions:

For those with satellite navigation the postcode for the property is: TD6 9PL

From the A68 turn onto the A6091 signposted Melrose and Galashiels. Continue on this road for approximately two miles, and turn right signposted Melrose, and follow the road into the town. The property sits on the back right side of the square, where there is plentiful on-street parking.

From Galashiels take the Melrose by-pass (A6091) as if travelling back towards the A68. Take the first left turning into Melrose and follow the aforementioned directions.

### FURTHER INFORMATION:

#### Home Report:

A Home Report is available on this property. Please contact the selling agent for access to a copy.

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, mains gas, telephone (subject to regulations).

#### Outgoings:

Council Tax Band Category: C

#### EPC Rating:

Current EPC: E52

#### Viewings:

Strictly by appointment with the selling agents.

#### Offers:

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

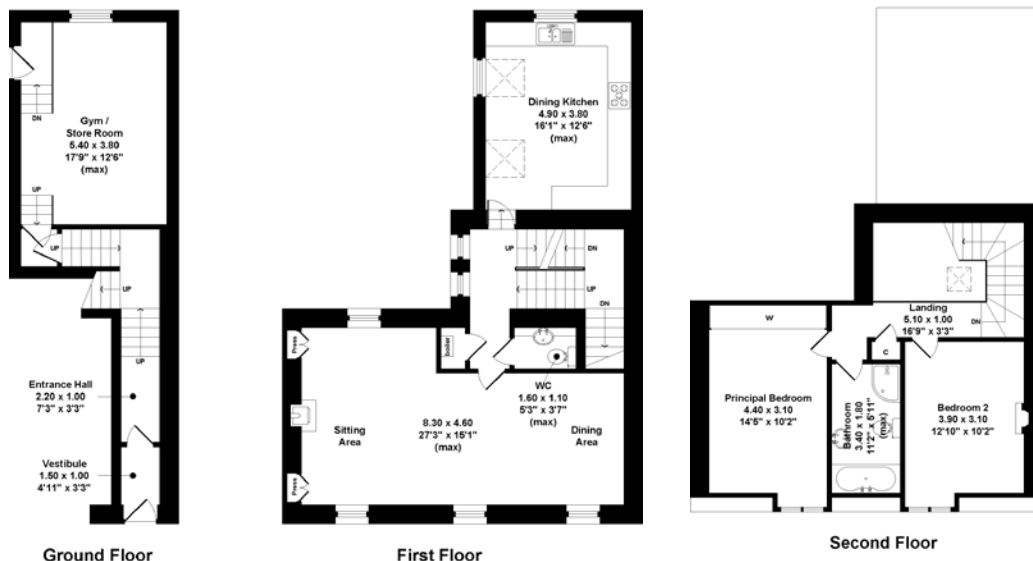
#### Solicitors:

Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER  
Contact: Jane Johnstone Telephone: 01896 752 379 Fax: 01896 754 439

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### 21 Market Square Melrose, TD6 9PL

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