



6 Priorsdene, Melrose, TD6 9RE



- First Floor Flat
- Kitchen & Ample Storage
- Spacious Double Bedroom
- Ideal for Investor / First Time Buyer
- Bright Living Room
- Shower Room
- Shared Garden / Drying Area
- Opportunity for Improvement



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viewing this property?

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LOCATION:

Melrose is one of the Scottish Borders' most desirable and picturesque towns, celebrated for its rich history, attractive period architecture, and vibrant community atmosphere. Home to the iconic Melrose Abbey and set against the backdrop of the renowned Eildon Hills, the town offers an exceptional quality of life surrounded by stunning countryside and scenic walking routes. The town boasts an excellent range of independent shops, cafes, restaurants, and everyday amenities, alongside highly regarded local schooling and a variety of leisure and sporting facilities. Healthcare provision is excellent, with the nearby Borders General Hospital providing comprehensive medical services and making the area particularly attractive to healthcare professionals and investors alike. Despite its rural charm, Melrose is exceptionally well connected. The nearby Borders Railway station at Tweedbank provides regular direct rail services to Edinburgh, making the town a popular choice for commuters seeking a balance between country living and city accessibility. Excellent road links also connect Melrose to the wider Borders region and beyond. Combining historic character, modern convenience, excellent transport connections, and beautiful surroundings, Melrose continues to be a highly sought-after location for first-time buyers, families, downsizers, commuters, and investors.

DESCRIPTION:

This one-bedroom first-floor flat offers bright, well-proportioned accommodation and presents an excellent opportunity for renovation and modernisation. Requiring upgrading throughout, the property provides a blank canvas for buyers to create a home tailored to their own tastes and requirements. Accessed via a private side entrance, stairs lead to a central hall/landing which provides access to a spacious double bedroom, shower room, several useful storage cupboards, and the living room. The living room in turn leads through to the kitchen. The property benefits from double glazing and night storage heating. Offering excellent potential, it would be an ideal purchase for a first-time buyer looking to get onto the property ladder or an investor seeking a rental opportunity.

EXTERNALLY:

The property benefits from shared side access, a communal bin store, and a garden area/drying green to the rear. The ground floor flat, with which the outdoor grounds are shared, is known as 5 Priorsdene.

SERVICES:

Mains Electric, Water & Drainage.



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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- GROUND FLOOR ENTRANCE (0.95M X 0.90M)
- LIVING ROOM (5.08M X 3.16M) at widest
- BATHROOM (2.49M X 1.53M)
- FIRST FLOOR LANDING
- KITCHEN (2.30M X 2.27M)
- DOUBLE BEDROOM (3.75M X 3.62M) including cupboard

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest
may be advised of any closing date fixed for offers. These particulars are for guidance only. All
measurements were taken by a laser tape measure and may be subject to small discrepancies.
Although a high level of care has been taken to ensure these details are correct, no guarantees
are given to the accuracy of the above information. While the information is believed to be
correct and accurate any potential purchaser must review the details themselves to ensure
they are satisfied with our findings.



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your property and provide you with an accurate price.
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