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## **5 ST DUNSTAN'S PARK, MELROSE**

### **ACCOMMODATION**

Hall,  
Lounge,  
Kitchen,  
Bedroom,  
Bathroom,  
Shared Gardens

**GUIDE PRICE £95,000**

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# 5 ST DUNSTAN'S PARK, MELROSE

This is a spacious ground floor flat which is very well situated for the centre of the town, the health centre and is an ideal property for a couple or single person wishing the amenities of the town to be readily at hand, basically on the flat and within walking distance. The property is situated in a block which is well maintained and benefits from double glazing.

## **HALL** 3.70m x 1.03m

Accessed via a part wooden glazed door. Giving access to all rooms. Creda storage heater. Telephone point. 1 x 13 amp socket. Coat hooks. Laminated flooring. Electric smoke alarm. Entryphone.

## **LOUNGE** 3.08m x 4.65m

Accessed via a 15 paned door this is a bright and attractive room with the North Eildon in clear view. TV point off mutual TV aerial in the attic. Creda storage heater. 6 x 13 amp sockets.

## **KITCHEN** 3.88m x 2.15m

Accessed via a 15 paned door and fitted with ample base and wall units. This is a bright room with a large window looking out on to the back "green". Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Space for cooker and fridge. Tiling around work surfaces. 13 x 13 amp sockets plus dedicated sockets. Maxistore electric programmer. Extractor fan. Creda storage heater. 4 x spot ceiling cluster. Larder (0.66m x 0.65m) with shelving. Laminated flooring.

## **BEDROOM** 3.06m x 3.42m

With similar outlook to the Lounge this is a bright room. Recess (0.75m x 1.47m) with storage cupboards to either side (0.87m x 0.86m) with rails and shelving. Laminated flooring. 4 x 13 amp sockets. Wall panel heater.

## **BATHROOM** 1.92m x 2.07m

Fitted with three piece white suite. Tiling around bath. Chrome bath mixer tap with shower attachment. Vinyl tiled floorcovering. Extractor hood. Linen cupboard with hot tank and slatted shelving. The room is lit by a large frosted window.

## **OUTSIDE**

In the communal hall there is an understair storage cupboard. To the front there is a mutual garden area laid to grass. To the rear there is a common drying green with poles and line.

## **PRICE:**

Guide Price £95,000. Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

## **INCLUDED IN THE PRICE**

All carpets and floorcoverings and other items may be available by separate negotiation.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Tel. 01896 755466