





McEwan Fraser Legal

Solicitors & Estate Agents

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5 The Wynd

BUCCLEUCH STREET, MELROSE, BORDERS, TD6 9LD













A *picturesque* TOWN WIDELY REGARDED

AS THE *Jewel* OF THE SCOTTISH BORDERS



Melrose

Surrounded by stunning countryside, Melrose is a picturesque town widely regarded as the Jewel of the Scottish Borders. It is home to the world renowned Rugby Sevens tournament first played here in 1883. You can enjoy an abundance of leisure activities in Melrose including tennis, horse riding, golf as well as private fishing on the world famous Bowden reservoir. This is a town that really takes pride in its appearance and it is evident from the abundance of unique, quality and independent shops. Melrose Abbey is a popular visitor attraction and is maintained by Historic Scotland. The Abbey is one of many fascinating places of historic interest in the town. Melrose is a quality location that offers you culture, charm, and places of outstanding natural beauty on your doorstep. The town is home to the highly regarded St Mary's private school.

The Borders Railway line running since September 2015 with half hourly services at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley. The rail line is roughly ¾ of a mile from the property. Edinburgh is thirty-nine miles, Galashiels five miles, and St Boswells five miles. (All distances are approximate).











5 The Wynd

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A beautifully presented three bedroomed first and second floor Victorian apartment retaining many original features and character, situated in the popular town of Melrose. The property is accessed from the pedestrian lane that links Buccleuch Street and the High Street.

You enter the property into a ground level entrance hall, with understair storage and a further full height storage cupboard. The stairway leads to the first floor with access to both the lounge and kitchen, the kitchen is a good size and includes a range of fitted units and worktop, with integrated electric oven and gas hob, there is ample room for a dining table and this room also retains the original range fireplace as a decorative piece. The spacious lounge boasts original shutters to both of the large windows, an Edinburgh press, picture rail to all walls, and an open fireplace with impressive mantlepiece.

As you head upstairs, on a split level on route to the top floor is found a convenient utility room that houses both the washing machine and tumble dryer, this compact space has wonderful views from the Velux window. There are three varied sized bedrooms, each big enough for a double bed, the bedroom one boasts a period fireplace as a decorative feature, bedroom two has built-in mirrored storage and bedroom three is currently used as a study but could easily work as a guest bedroom. A fabulous four-piece family bathroom completes the property featuring the original period bath, stand alone shower cubicle, and fabulous views. Early viewing is recommended.












Beautifully PRESENTED THREE BEDROOMED FIRST AND SECOND FLOOR *Victorian* APARTMENT





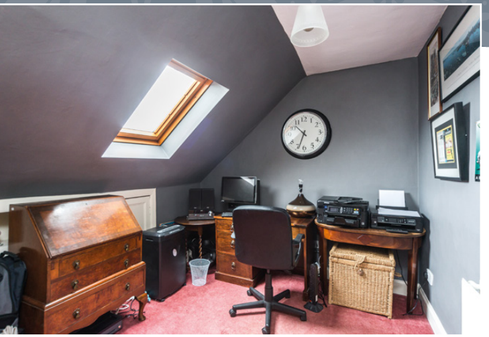


BEDROOM ONE BOASTS A *period fireplace* AS A *decorative feature*





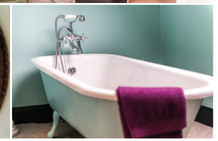


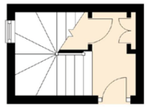




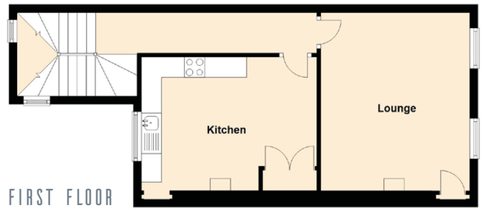




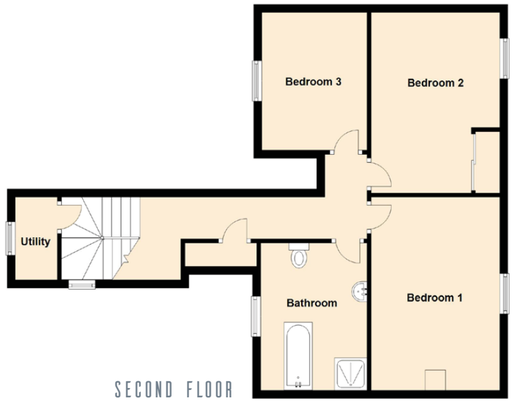




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Dimensions
(Taken from the widest point)

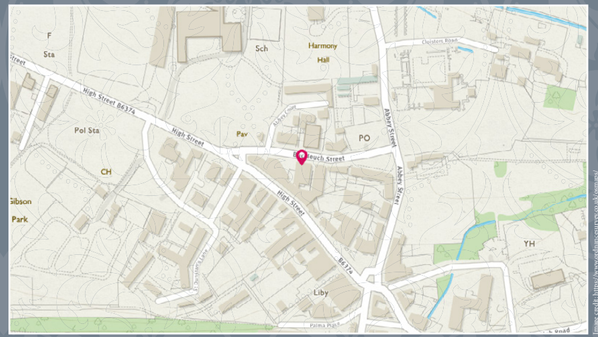
Lounge	4.60m (15'1") x 3.69m (12'1")
Kitchen	4.34m (14'3") x 3.50m (11'6")
Utility	1.73m (5'8") x 1.04m (3'5")
Bedroom 1	4.78m (15'8") x 3.18m (10'5")
Bedroom 2	4.47m (14'8") x 3.18m (10'5")
Bedroom 3	3.41m (11'2") x 2.60m (8'6")
Bathroom	3.69m (12'1") x 2.63m (8'8")

Gross internal floor area (m^2) - 110m^2

EPC Rating - D

Extras
(Included in the sale)

All fitted carpets, blinds and curtains. Other items by negotiation.









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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
ALLY CLARK
Designer