



33 St. Dunstons Park
Melrose, TD6 9LF

£525 Per Month



1 bed



1 public



1 bath



This bright and spacious first-floor apartment enjoys a peaceful setting located just a short walk from the heart of Melrose. The town offers a wide range of fantastic shops, cafés, and restaurants, making it a highly desirable location.

Forming part of a block of four apartments, the property also benefits from a shared drying area to the side.

Communal Entrance , Lounge, Kitchen, Bedroom, Bathroom.
Shared garden area and drying area.

Landlord Registration No 245523/355/02271
EPC E

LARN2504002Rent



Enjoying a quiet position yet ideally located for easy access to Melrose town centre, Apartment 33 is a bright and spacious first-floor apartment forming part of a block of just four properties. The town offers a fantastic range of shops, cafés, and restaurants, all within walking distance.

LOCATION

Melrose is an attractive and highly sought-after town in the Scottish Borders, renowned for its charm, rich history, and vibrant community. A popular tourist destination, the town boasts a range of local attractions, including the historic Melrose Abbey and the Trimontium Roman museum. Well-connected by the nearby bypass, Melrose offers easy access to Galashiels and is within approximately an hour's commute of Edinburgh, making it ideal for those seeking a balance between rural living and city accessibility. Nestled in the heart of the Borders, Melrose benefits from excellent sporting and educational facilities, as well as outstanding opportunities for outdoor pursuits, including scenic walks in the nearby Eildon Hills.

ACCOMMODATION SUMMARY

Communal Entrance , Lounge, Kitchen, Bedroom, Bathroom. Shared garden area and drying area.

ACCOMMODATION

Accessed via a secure entry door, Apartment 33 is located on the first floor of the building. The lounge is a generously proportioned space, quietly positioned at the rear of the property, offering a peaceful setting for relaxation. The breakfasting kitchen is well-appointed with a range of base and wall units, and provides space for a breakfast bar or small table. The double bedroom, also set to the rear of the property, is a spacious and comfortable room featuring ample built-in storage. The bathroom is fitted with a white suite, comprising a WC, wash hand basin, and a bath with shower over.

EXTERNAL

Shared garden area. Drying green. Unrestricted on street parking.

COUNCIL TAX

Band A

ENERGY PERFORMANCE CERTIFICATE

Rating E

LANDLORD REGISTRATION NO.

245523/355/02271

SERVICES

Mains electricity, water and drainage.

ADDITIONAL INFORMATION

Rent: £525 per calendar month plus Council Tax and Utilities. A deposit of £525 is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. Available unfurnished. No smoking allowed on the premises.

Viewings strictly by appointment with Borders Country Lets on 01573 229887. Please note that an application form must be completed and returned to us before a viewing is arranged. The application form can be downloaded from our website - <https://hastingslegal.co.uk/lets/rental-viewing-application>.

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