

3 WESTGROVE APARTMENTS

WAVERLEY ROAD, MELROSE, SCOTTISH BORDERS

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Luxurious new build apartment situated close to Melrose town centre.

Tweedbank Station 1 mile ■ Galashiels 4 miles
■ Edinburgh 36 miles

- Open plan living/dining/kitchen, 2 bedrooms.
- Exclusive over 55's development.
- Walking distance to town centre.
- Lift access.
- Residents parking.
- Easy access to transport links.

Galbraith

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SITUATION

Melrose is regarded by many as the most desirable and picturesque of the Borders towns, situated between the Eildon Hills and River Tweed.

Melrose provides an extensive range of local amenities including independent shops, supermarket, restaurants, cafes and hotels. Sporting facilities in Melrose include tennis courts and a golf course, as well as the famous Greenyards rugby ground.

Local schooling includes Melrose Primary School, the highly regarded St Mary's Preparatory School and Earlston High School, which was one of only two schools in Scotland to feature in Tatler's Top 20 State Secondary Schools in 2018

DESCRIPTION

3 Westgrove is a fantastic new build apartment offering quiet residence in Melrose. Entered via a secure door entry system into a communal hallway, including lift access and a useful external storage cupboard.

Entering 3 Westgrove, the hallway provides ample storage and built-in cupboard which houses the hot water tank. From the hallway you are welcomed into the open plan kitchen/living/dining room with floor-to-ceiling windows and Juliette balcony, offering an abundance of natural light and south easterly views. The kitchen area provides a range of wall and base units, overlaid with stone-effect worktops and a range of integrated appliances, including a peninsula incorporating the hob, providing an additional dining space. Both double bedrooms offer inbuilt storage.

ACCOMMODATION

The accommodation is all on one level:

Open plan living room/dining/kitchen, 2 bedrooms, bathroom, storage cupboards.

GARDEN AND GROUNDS

There are communal gardens surrounding the development with private parking space and visitors parking available.

FACTORING FEES

Fees from March 2024 are in the region of £105 per month. The factoring fee includes the buildings insurance policy and door entry servicing. (Factored by Edwin Thompson)



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Mains	Air source Heating	Band D	B82	Available

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/tries.proved.limit

POST CODE

TD6 9SL

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

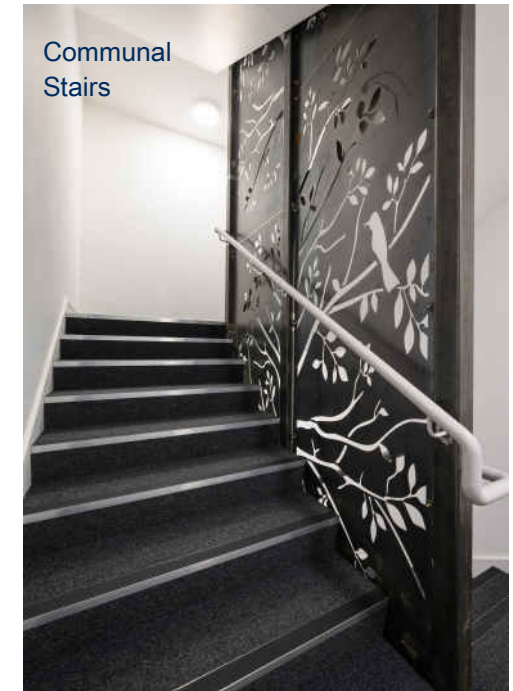
No items are included unless specifically mentioned in these particulars.

SOLICITORS

Ralph Sayer, Birch House, 10 Bankhead Crossway South, Edinburgh, EH11 4EP.

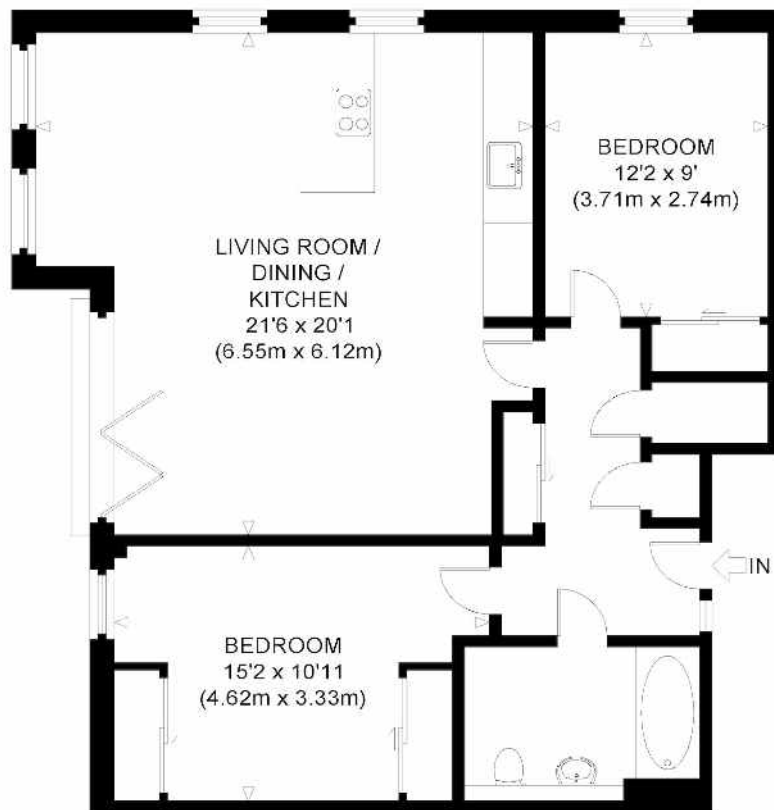
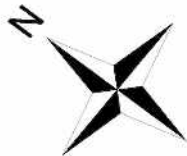
2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.



Communal Stairs





RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 859 SQ FT / 79.9 SQ M

WESTGROVE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 859 SQ FT / 79.9 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in August 2024.



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