



**For Sale**

**57 Priors Walk,  
Melrose, Scottish Borders, TD6 9RD**

**Edwin  
Thompson**





# 57 Priors Walk,

## Melrose, Scottish Borders, TD6 9RD

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57 Priors walk is a fantastic development opportunity. A sizable 3 bed property in the popular and picturesque town of Melrose. It is semi detached with wrap around gardens. The front of the property benefits from fantastic views over to the hills of Gattonside. The property is close to local amenities including a range of local shops, the Melrose Golf Club, Borders General Hospital and the train station in nearby Tweedbank with regular services to Edinburgh.

Offers Over £145,000

### Accommodation Currently Comprises:

Ground Floor: Entrance hall, under stair storage, bathroom, Living room, kitchen.

First Floor: 3 double bedrooms.

Distances: Edinburgh 38 miles, Newcastle 69 miles, Berwick Upon Tweed 36 miles (All distances are approximate).

### Situation

The property is situated within a prominent position in a sought after street. The area is desirable for families and young professionals looking to be close to good schools and recreational facilities. Melrose is an attractive town located in the central Borders, approximately 4.5 miles east of Galashiels. It has a population of 2,500 according to the 2021 Mid-Year Population Estimate produced by the National Records of Scotland, an increase of around 47% over that recorded at the 2001 Population Census.

The town is located within the Tweed Valley in the foreground of the Three Peaks of the Eildon Hills, one of the most distinctive landmarks within the Scottish Borders.

The town is steeped in history. Melrose Abbey is a magnificent ruin, founded by King David the First in 1136, as the first cistercian monastery in Scotland. Following damage through the Wars of Independence, the Abbey was substantially re-built during the late 1380's. It continued in use as an Abbey until the Protestant Reformation of 1560. The Abbey grounds are reported to be the burial place of Robert the Bruce's heart. Melrose is a relatively affluent, highly sought after residential town well renowned as the birthplace of Rugby 7's. There is an influx of seasonal visitors to the area during the summer months. The area benefits from good road links to the main towns in the central Borders with good connectivity to the national roads work via the A68 trunk road and the A7 arterial route. It is a short distance from the southern terminus of the re-instated Borders Railway with the nearest station at Tweedbank approximately 1.5 miles west.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.



## Description

57 Priors Walk is a fantastic opportunity for someone looking to add value to a property or those who are wishing to get on the property ladder in an affluent area. The property is in an attractive setting and provides excellent value for money in the town of Melrose. The entrance hall leads to a generously sized living room with a log burning stove and stunning views of Gattonside and the surrounding hills. The kitchen is a great space for a family, with ample base and wall units with a door to the secluded rear garden. There is also a family bathroom with corner bath and under-stair storage. On the first floor there are 3 double bedrooms again making this property ideal for families. The property can be accessed from the front and the rear of the property as there is a public stair well from the road side at the front of the property to the road behind the rear garden. This property has all the potential of being a wonderful home for somebody willing to do the work needed alternatively for a property developer/investor looking to add value.

## Directions

Travelling from The Borders General Hospital on the Melrose bypass towards Leaderfoot roundabout, take the first left into Melrose, then the first right towards Newstead. Take the first left and follow that road round the property is the 9th on the left

## Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

## Services

Mains water, electricity, gas and drainage.

## Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

## Council Tax: C

## EPC Rating: D

## Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website at [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)

## Rights, Easements & Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003. The Purchasers will be held to have satisfied themselves on all such matters.

## Statutory Designations

There are no known special landscape designations, scheduled monuments, listings or other prejudicial notifications affecting the property. There are not understood to be any Environmental Schemes in place.

## Method of Sale

The property is offered for sale with Vacant Possession by Private Treaty. Entry as agreed between the parties.

## Offers

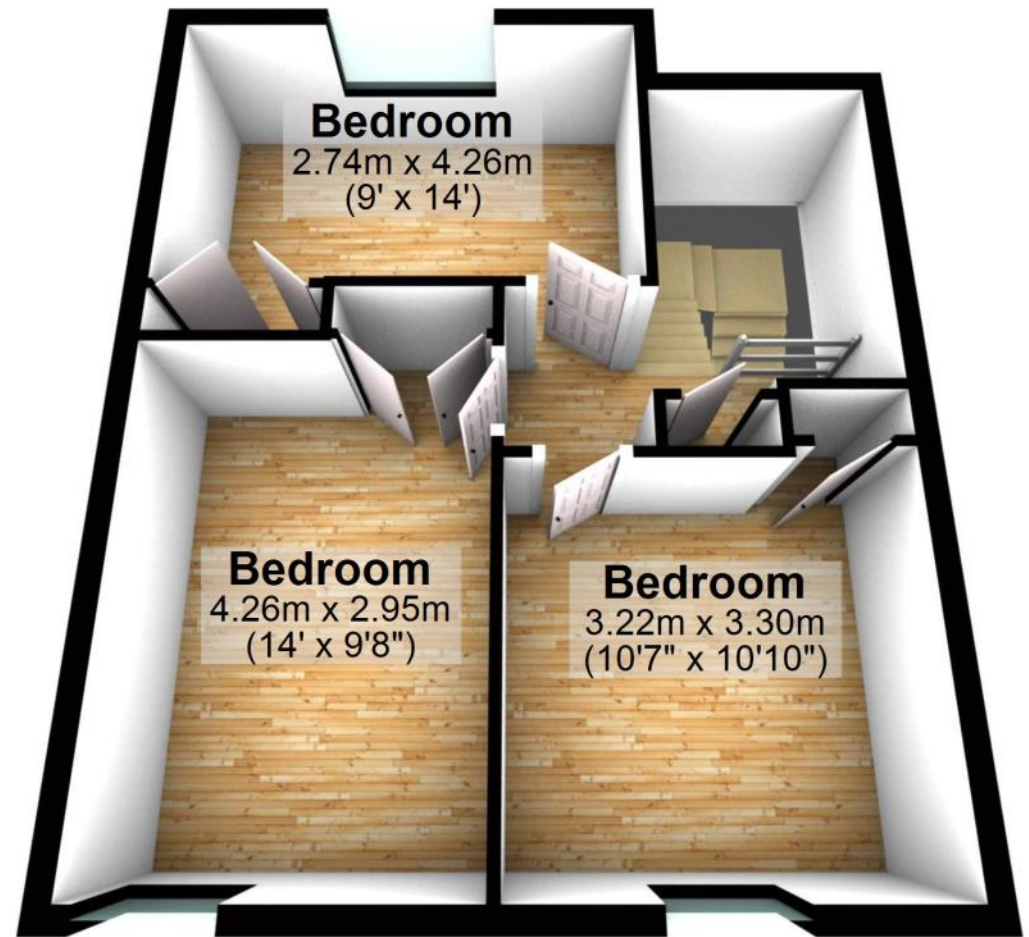
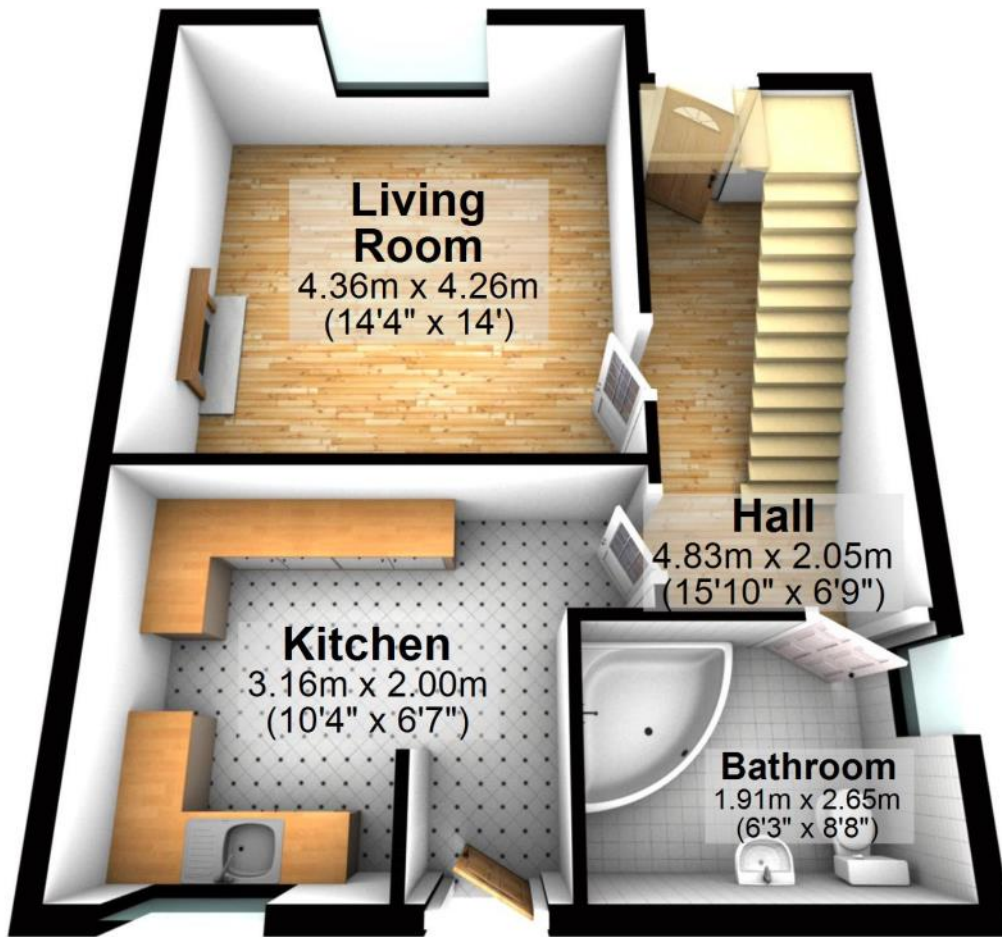
Offers in Scottish Legal Form should be submitted to the Selling Agents. A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

## Viewing

Strictly by appointment with the Selling Agent  
For viewings please contact Amy Welsh

[a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)  
01896751300





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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