



Architects Impression



Plot 5  
Dundas Terrace  
Melrose  
TD6 9QU

- Rare Opportunity near Melrose Town Centre
- Planning Permission in Principle for a Single Dwelling House
- Will Benefit from Excellent Views
- Scottish Borders Council Planning Ref No: 19/00101/PPP
- Offers Over £135,000 (Freehold Interest)





## LOCATION

Dundas Terrace is located in an elevated position above the attractive Borders town of Melrose which is situated between the Eildon Hills and the River Tweed and is regarded by many as the most picturesque of the Borders towns.

With an approximate population of around 2,100 in Melrose, and 1,200 in the immediate villages of Gattonside, Darnick and Newstead, the town provides an extensive choice of amenities ranging from a variety of specialist independent shops including a green grocer, a fishmonger, two butchers, antique and interiors shops, small supermarkets, a large selection of restaurants and numerous hotels, all situated around the main High Street.



Melrose sits in an easily accessible area and can be reached by the A68 or A7 that provide the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh and is located approximately 2.5 miles west of Melrose Town Centre.

## DESCRIPTION

The subjects comprise of a residential building plot located to the south side of Dundas Terrace which extends to approximately 0.2 Acres. The site sits on a sloping gradient and is currently covered in mature trees/shrubs. In order to develop the site it will be necessary to create direct access from Dundas Terrace

## PLANNING

The site has planning permission in principle granted for a single dwelling house by the Scottish Borders Council and further information can be found using the following reference number: 19/00101/PPP

## ACCOMMODATION

According to our calculations from measurements taken from Edozo Maps, we estimate the subjects extend to the following approximate areas:

Area	Acres	Hectares
Plot 5 – Dundas Terrace	0.2	0.08

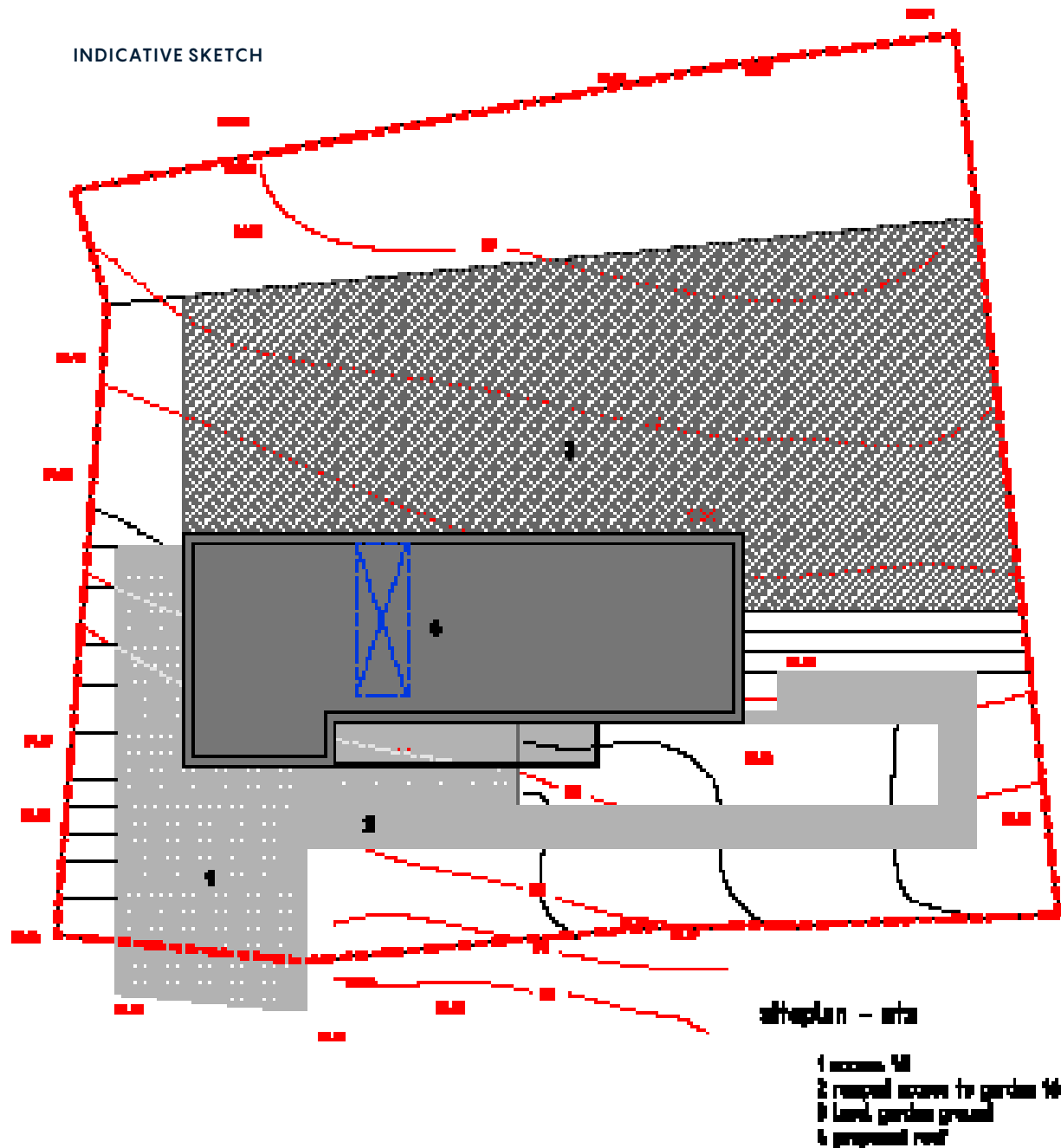
## PRICE

We are inviting offers over £135,000 exclusive of VAT for the Freehold Interest

## LEGAL COSTS/VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

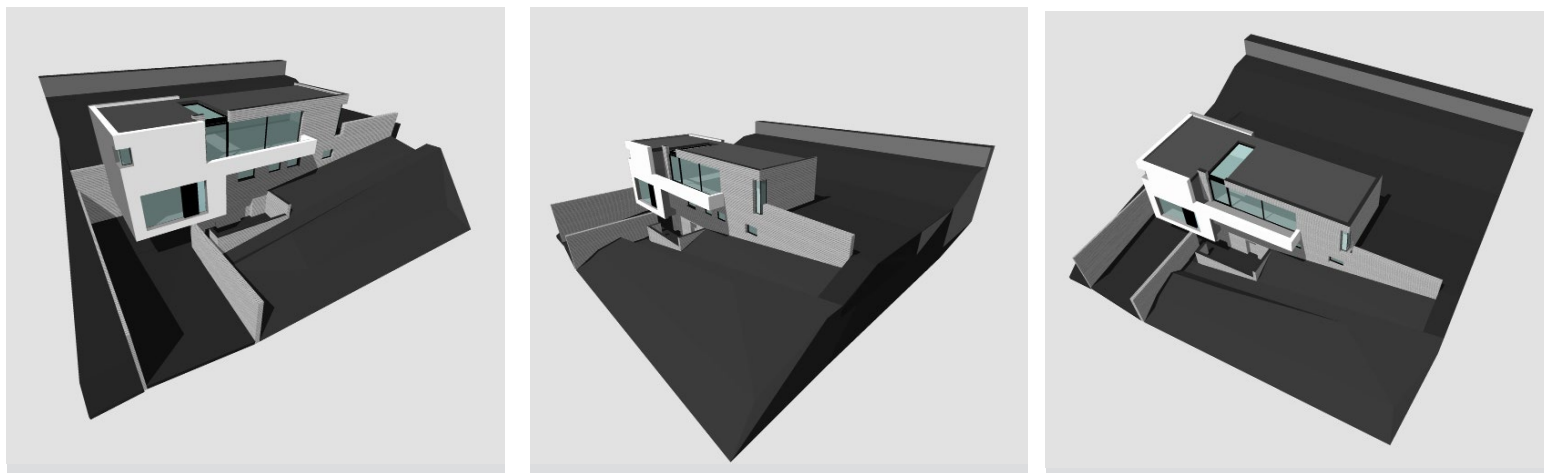
## INDICATIVE SKETCH





To arrange a viewing please contact:

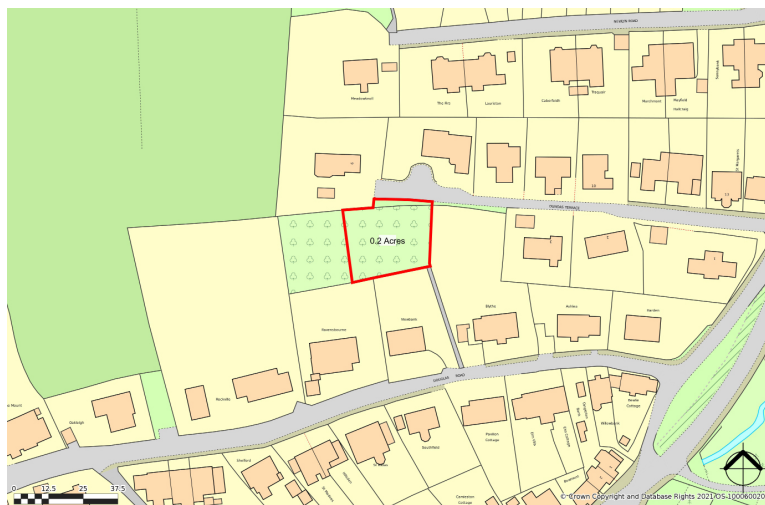
### Architects Impression



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### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2021