5 Loch View
Tweedbank, Nr. Galashiels
TD1 3TA

This immaculately presented modern detached villa offers the buyer a rare opportunity to acquire a large family home in a sought-after position in Tweedbank, between Melrose and Galashiels.

This is a perfect home for those with a growing family, whilst the proximity to the forthcoming railway station will be of huge attraction to the commuter.

Accommodation comprises:
Ground Floor: Entrance vestibule, sitting room, dining room, kitchen-breakfast room, utility room, cloakroom.

First Floor: Landing, master bedroom with en-suite, three further double bedrooms, family bathroom.

Outside: Private driveway with parking, integral garage, front and rear garden.

Edinburgh 41 miles
Melrose 2.5 miles
Galashiels 2.5 miles
(All distances are approximate)
Situation:
5 Loch View is situated on a quiet cul-de-sac on the very popular and exclusive residential development of Tweedbank, with views over the surrounding countryside. The property is ideally positioned between the beautiful Borders town of Melrose and Galashiels to the West. Tweedbank, as the name suggests, sits adjacent to the River Tweed, and a short distance down river from Abbotsford House, the historic home of Sir Walter Scott. In addition to a Primary School, Tweedbank also boasts a sports complex, an Astroturf football pitch, an indoor bowling club, a large children’s all-weather play area, and the Gun Knowe Loch, which is actually a man-made lake. Amenities located next to the Gun Knowe Loch include a local shop, a hairdressers, and the bar/restaurant Hergés on the Loch, all within easy walking distance. The historic nearby town of Melrose is considered to be the most sought after town in the Scottish Borders and provides extensive amenities including a variety of specialist shops, small supermarkets, restaurants and eateries and a selection of hotels. The thriving market town of Galashiels offers a fuller range of shopping facilities. Local touristic attractions include Melrose Abbey, Harmony House, Priorwood Gardens, The Greenyards, home of Melrose RFC and Rugby Sevens and Abbotsford House, the former home of Sir Walter Scott. There are a variety of outdoor pursuits in the area include fishing on the River Tweed, rough and syndicated shooting, horse riding, golf and a selection of walks including the Southern Upland Way. Local schooling includes the excellent Melrose Grammar primary school, the highly regarded St Mary's preparatory school, while Melrose is within the catchment area for Earlston High School. The Borders General Hospital also lies just outside the town. Tweedbank will also benefit from a station on the new Borders Railway which is due to open in the autumn of 2015 that will provide a service into central Edinburgh with approximately an hour’s journey time.

Description:
This four double bedroomed modern home sits in a slightly elevated position on this exclusive development and is beautifully and stylishly presented throughout. The current owner has maintained and improved the property over recent years to create an immaculately finished property both inside and out. The property is approached over a private drive and path to the front door, which opens into the hallway. The sitting room is a generous size with a south facing window allowing in lots of light, a spacious walk-in cupboard under the stairs and opens into the dining room which has French doors leading out to the rear garden and decking. The kitchen-breakfast room is positioned overlooking the rear of the property and is fitted with a range of modern floor and wall mounted units with ceramic tiled splash-backs with counters over. There is an integral electric double oven with gas hob, extractor, dish-washer and space for a fridge freezer. Off the kitchen is the utility room with plumbing for a washing machine with fitted units and counters over. A door leads into the cloakroom and there is a back door leading out to the garden and decking. From the hall a staircase leads to the first floor landing with access to all accommodation. The master bedroom is at the rear of the property with a window overlooking the garden and views beyond. The room is spacious has an en-suite comprising an electric shower, wash-hand basin and WC. There are three further double bedrooms and a modern family bathroom.

Outside:
Externally the property has a double driveway for parking, an integral garage with power and light and garden to the front, side and rear. There is lawn to the front and side but the rear garden has been fully decked, providing a fantastic low-maintenance entertaining space and lovely far-reaching views over the surrounding countryside

Directions:
Head south from Edinburgh on the A68 and turn onto the A6091. At the second roundabout turn right signposted Tweedbank and then take the first right onto Weavers Linn. Follow this road and take the second left into Loch View, and the property is to be found directly ahead.

Satellite Navigation:
For those with the use of Satellite Navigation the postcode for this property is TD1 3TA.
GENERAL REMARKS:

Fixtures and Fittings:
Only items specifically mentioned in the particulars of sale are included in the sale price.

Services:
Mains electric, gas central heating, mains water, mains drainage.

EPC: C

Local Authority:
Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose
TD6 0SA   Tel: 01835 824 000.

Outgoings:
Council Tax Band: C

Internet Web Site:
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Particulars prepared February 2015.
5 Loch View, Tweedbank, Galashiels, TD1 3TA

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

Ground Floor
- Kitchen (11' x 10')
- Dining Room (11' x 8')
- Garage
- Lounge (14' x 12')

First Floor
- Bedroom (12'10" x 8')
- Bedroom (11'11" x 11'10")
- Hall
- Dn
- Bedroom (11' x 8'10"
- Bedroom (11' x 9')

Illustration for identification purposes only, measurements are approximate, not to scale.
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