

Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



12 Riverside Drive, Tweedbank

TD1 3SH

Guide Price £195,000



12 Riverside Drive occupies a lovely peaceful setting in the corner of a quiet cul de sac, situated within a sought after area of Tweedbank. This detached bungalow offers up an attractive prospect, providing well proportioned accommodation which benefits from the addition of a sun room to the rear. The property does require cosmetic improvement throughout but provides excellent scope and is perfectly suited to those searching for a property on which they can make their own mark. Outside, there are generous gardens to the front, side and rear, the latter of which benefits from an excellent degree of privacy. A good sized drive and garage ensure there is ample private parking.



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Accommodation:

Entrance Hall
Lounge
Dining Kitchen
Sun Room
Two Bedrooms
Shower Room

Gardens to front, side & rear
Garage & Driveway

Gas Central Heating
Double Glazing



Location:

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, with more comprehensive facilities provided in the close by towns of Melrose and Galashiels. Gun Knowe Loch is popular with both locals and visitors alike and provides a haven for numerous migrating birds. The Borders General Hospital lies close by, all major Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hour's drive away by car. The Borders railway station at Tweedbank (which is just a short distance on foot from the property) provides easy access into central Edinburgh in less than an hour.

Fixtures and Fittings:

The sale shall include all light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Gas central heating. Double glazing.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

D

Entry:

By mutual agreement.



Interested in this property?
Melrose
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
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Approximate Gross Internal Area = 67.9 sq m / 731 sq ft

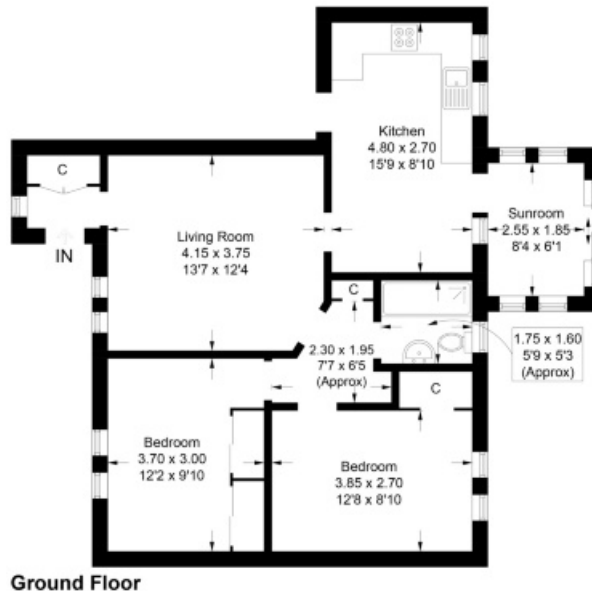


Illustration for identification purposes only. measurements are approximate, not to scale. floorplans4usketech.com © (ID883047)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.