

**Melrose**

Call 01896 822796

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 35 The Beeches, Tweedbank

TD1 3SY

**Guide Price £300,000**



Located within the highly sought after village of Tweedbank, this is a fantastic four bedroom family home in a great location, ideally placed for access to the Border Railway and all the good amenities on offer within the village. Boasting four bedrooms, three bathrooms, dining room and utility room, the property has a very versatile and flexible layout which will appeal to a wide range of purchasers. Situated on a corner plot with a lovely walled garden to the rear, garage and monoblock drive. Early viewing of this lovely property is essential to avoid disappointment.



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Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs WC  
Master Bedroom with En-Suite Shower Room  
Three Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Garage  
Drive



### 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 Galashiels and Melrose. 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 Border 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 provides easy access into central Edinburgh in less than an hour.

### Fixtures & Fittings

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

### Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

E

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 822796**

Property Shop, 7 Market Square,  
Melrose, TD6 9PQ  
Phone: 01896 822796  
Fax: 01896 823465  
Email: melrose@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**35 The Beeches, Tweedbank**

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft

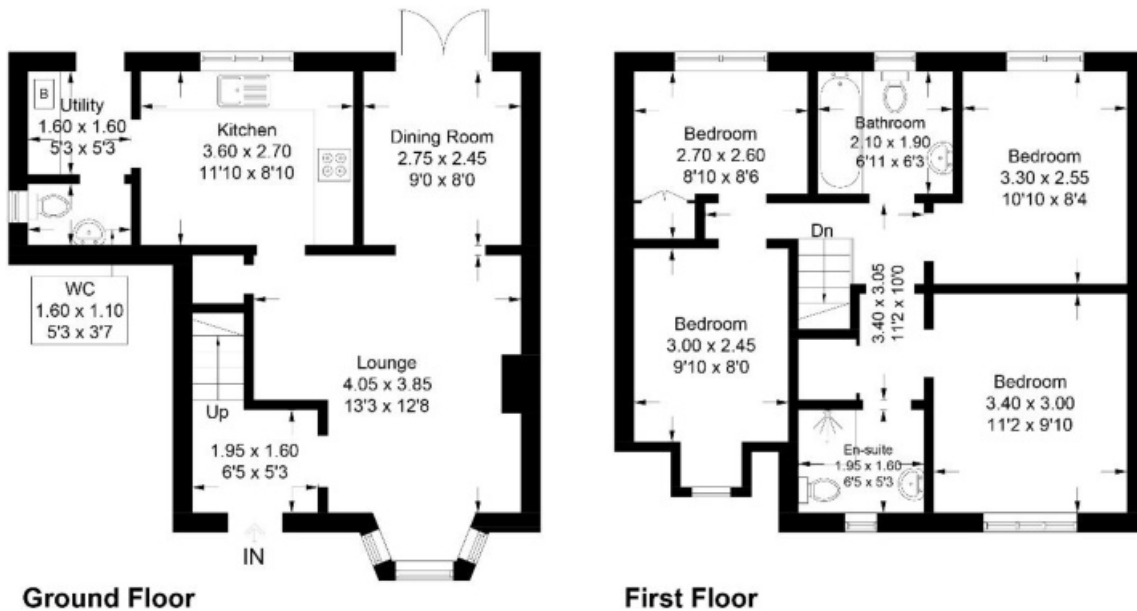


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID984521)

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.