

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



6 Loch View, Tweedbank, TD1 3TA

Guide Price £300,000



Tucked away in the corner of a quiet residential cul de sac, 6 Loch View boasts an enviably private position in this modern development of housing in the sought after village of Tweedbank. This is an ideal family home, presented throughout in very good order ensuring it is ready to move into, with the kitchen and dining room having been opened up by the present owner to create a spacious, bright and light dining kitchen which is the focal point of the home. Double doors from the kitchen lead into the cosy family lounge which is fitted with a wood burning stove. The layout is well planned and comfortably proportioned with four good sized bedrooms upstairs; one of which is en-suite and there is a well appointed bathroom. Outside, the gardens are particularly private and have been well maintained, featuring a large deck to the rear making an excellent entertainment space. A garage and drive ensure there is ample private parking. The property is ideally placed for access to the Borders Railway as well as all the amenities on offer within the village.



6 Loch View, Tweedbank, TD1 3TA

Guide Price £300,000

Ground Floor
Entrance Hall
Lounge
Large Dining Kitchen with patio doors to the rear
Utility Room
Downstairs WC

First Floor:
Four Bedrooms (master en-suite)
Family Bathroom

Gas Central Heating
Double Glazing

Well kept private gardens
Garage
Drive



Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, in addition to the newly opened service station and associated amenities. More comprehensive facilities are 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 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

E

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
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



6 Loch View, Tweedbank, TD1 3TA

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft

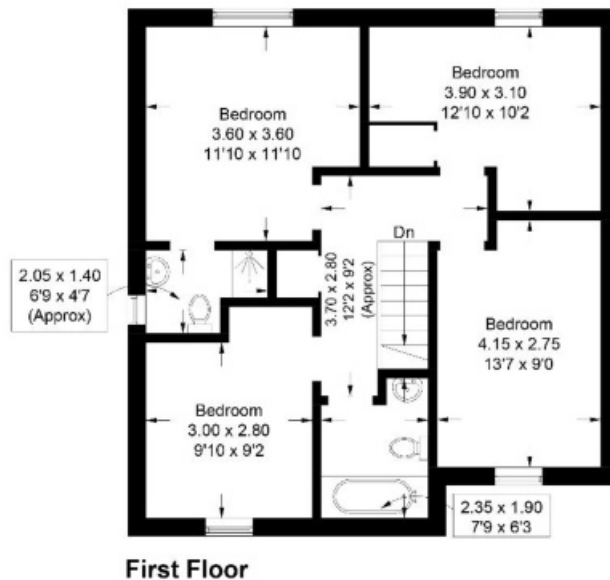


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID996775)

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.