

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



36 Cotgreen Road, Tweedbank

TD1 3SG

Guide Price £260,000



A beautifully presented three bedroom detached family home, located at the end of a peaceful and sought after cul-de-sac in the increasingly popular village of Tweedbank. Ideally placed for easy access to Tweedbank Primary School and a short walk to Tweedbank Railway Station. Presented in immaculate order throughout and boasting a well-proportioned layout with many attractive features, including solid oak flooring, wood burning stove and electric car charging point. Externally there is an enclosed garden to the rear and a garage and driveway provide ample off-street parking. Early viewing essential.



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

Gas Central Heating
Wood Burning Stove
Double Glazing
Electric Car Charging Point

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 and electricity. Gas central heating, wood burning stove, double glazing, electric car charging point.

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Email: gala@cullenkilshaw.com

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

Also At:
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft

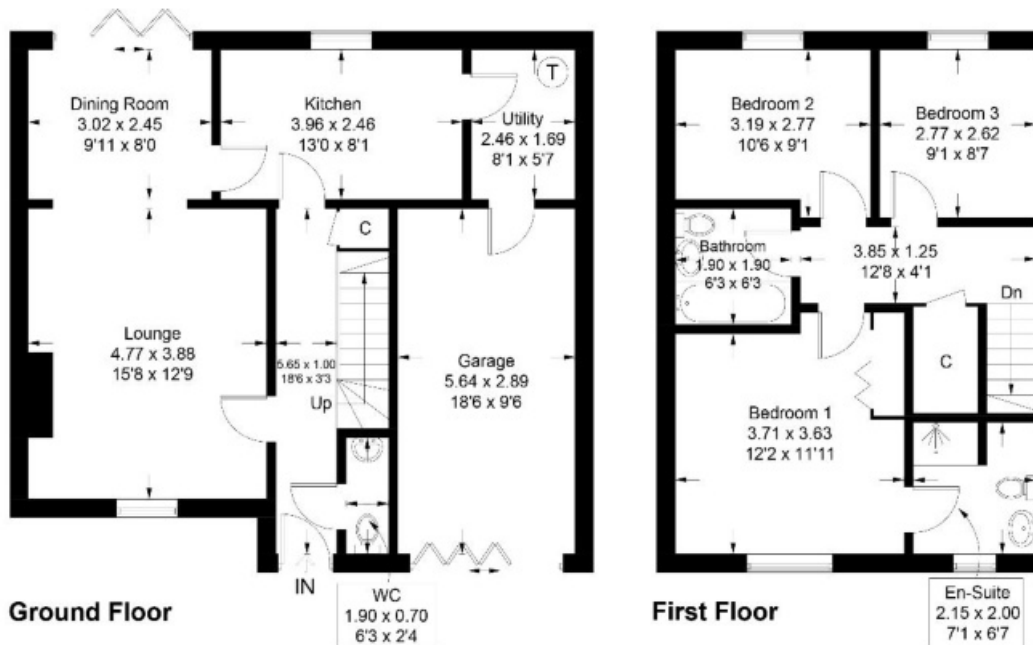


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1014722)

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.