

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 30 Stobshaw Terrace, Tweedbank

TD1 3RN

**Guide Price £175,000**



Located within the increasingly popular village of Tweedbank and just a short stroll to the railway station, 30 Stobshaw Terrace is a deceptively spacious end-terraced property in a peaceful residential area. Benefiting from many pleasing features including a bright lounge to the rear, dining room, modern kitchen, downstairs WC, three double bedrooms, shower room and excellent storage space. Externally there is an enclosed garden to the rear, garage and drive. This property will be popular so early viewing is strongly advised.



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Hall  
Lounge  
Dining Room  
Kitchen  
Downstairs WC  
Three Double 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 and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

C

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 758311**

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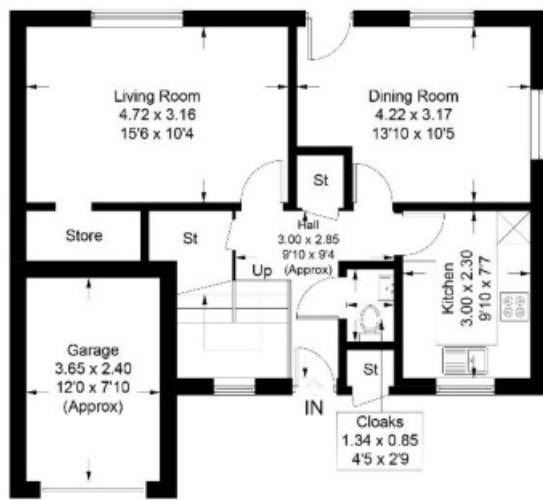
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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Melrose, Tel 01896 822 796  
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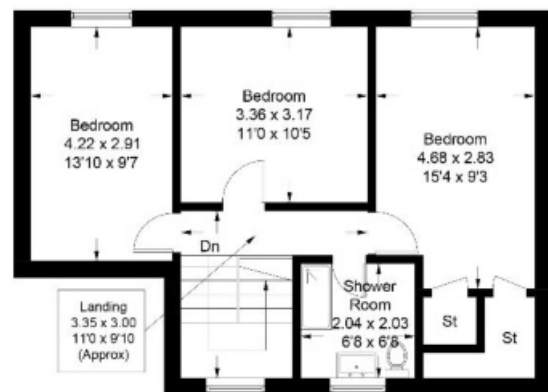


**30 Stobshaw Terrace, Tweedbank**

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1022695)

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.