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# 6 Tweedbank Avenue, Tweedbank

Guide Price £245,000



6 Tweedbank Avenue is a deceptively spacious semi-detached family home, ideally placed for the commuter as Tweedbank Railway Station is less than a five minute walk away. The property has been extended to the rear to form fantastic additional living accommodation and boasts a large open plan lounge/kitchen/dining room with patio doors leading to the garden along with a master bedroom with en-suite, three further bedrooms, bathroom and utility room. Externally there is an enclosed garden to the rear, an area of lawn to the front, garage and drive. This property will be popular so early viewing is strongly advised.



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TD1 3SP

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Hall
Open Plan Lounge/Kitchen/Dining Room
Utility Room
Master Bedroom with En-Suite Shower Room
Three Further Bedrooms
Family 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. The shed, Wendy house/mud kitchen, trampoline, picnic table, patio curtains and all roller blinds are also included in the sale.

#### **Services**

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

#### **EPC**

В

#### **Council Tax Band**

D

#### **Viewing**

Strictly by appointment with the Selling Agent.

#### Entry

By mutual agreement.













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## Interested in this property? Call 01896 758311

27 Market Street, Galashiels, TD1 3AF Phone: 01896 758311

Email: gala@cullenkilshaw.com

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

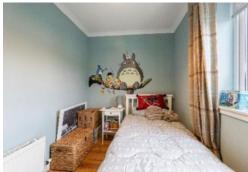
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### 6 Tweedbank Avenue, Tweedbank, TD1 3SP

Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft Garage = 16.5 sq m / 178 sq ft Total = 135.3 sq m / 1457 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com ② (ID1025499)

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