

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Tweedbank Avenue, Tweedbank

TD1 3SP

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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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

B

Council Tax Band

D

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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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
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
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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 © (1D1025499)

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