

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1 Blakehope Court, Tweedbank, TD1 3RB

Guide Price £175,000



Located within the increasingly popular village of Tweedbank and just a short stroll to the railway station, 1 Blakehope Court is a spacious semi-detached family home which benefits from an excellent degree of privacy. The layout is such that the living accommodation is positioned to the rear overlooking the garden, with both the lounge and dining room featuring patio doors out into the garden, with a good sized kitchen and WC also at ground level. Upstairs, there are three double bedrooms and a well appointed shower room. Throughout the property there is excellent storage space. Although the property would benefit from a degree of cosmetic upgrading, it offers excellent potential, with family homes of this type tending to generate a very good level of interest. Outside, there is an enclosed private garden to the rear which has been planned for ease of maintenance whilst parking is available within the cul de sac.



1 Blakehope Court, Tweedbank, TD1 3RB

Guide Price £175,000

Ground Floor
Entrance Hall
Lounge
Dining Room
Kitchen
Downstairs WC

First Floor
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Enclosed private garden



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, and it is also the setting for the newly opened Shanghai Banquet restaurant. The Borders General Hospital lies close by, all major Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than hour's drive away by car. There is a useful service station and amenities on the edge of the village and 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

C

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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

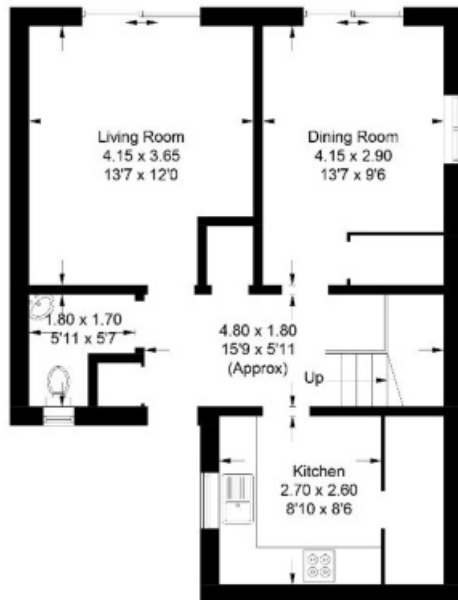
Also At:

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

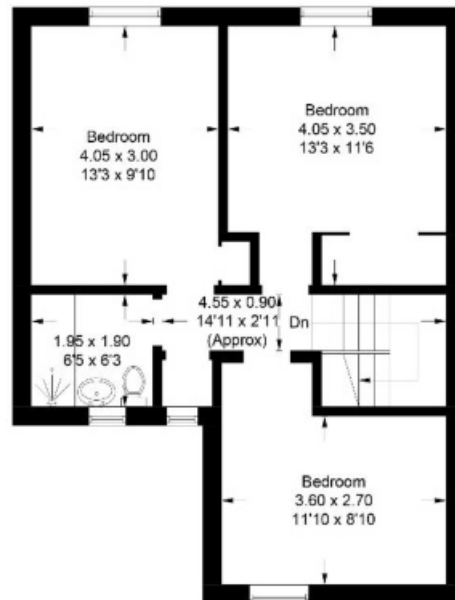


1 Blakehope Court, Tweedbank, TD1 3RB

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046508)

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.