

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Abbotsferry Road, Tweedbank, TD1 3RX

Guide Price £200,000



3 Abbotsferry Road is a very attractive detached bungalow, located within a small cul de sac of similar quality housing, tucked away enjoying an excellent degree of privacy in the popular village of Tweedbank. It is well placed for local amenities and benefits from being within walking distance of the railway station, providing quick and easy access to Edinburgh city centre. The property itself is presented in very good order throughout featuring well proportioned rooms; perfectly suited to those searching for an easily managed home with its accommodation on one level. There are well tended gardens to the front and rear whilst a drive and garage ensure there is ample private parking. Early viewing of this desirable property comes very highly recommended.



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Accommodation:

Entrance Hall

Lounge

Sun Room

Kitchen

Two Double Bedrooms

Shower Room

Gas Central Heating

Double Glazing

Gardens to front & rear

Garage

Driveway



Location

The modern village of Tweedbank caters for most day to day needs with local transport and primary schooling readily available, with more comprehensive facilities provided in the close by towns of Galashiels and Melrose. The village 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 Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hours drive away by car. The railway station at Tweedbank is only a short walk, providing easy access into Edinburgh.

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

D

Viewings

By appointment with the Selling Agent.

Council Tax Band

D

Entry

By mutual agreement



Interested in this property?
Call 01896 822796

Property Shop, 7 Market Square,
Melrose, TD6 9PQ
Phone: 01896 822796
Fax: 01896 823465
Email: melrose@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
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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 = 69.8 sq m / 751 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 85.5 sq m / 920 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1088665)

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.