### Melrose Call 01896 822796



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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

Entry By mutual agreement









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## 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

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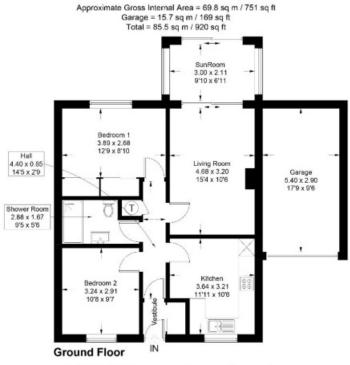


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1086665)

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.