

Melrose

Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Brock Bank, Tweedbank

TD1 3SZ

Guide Price £300,000



A beautifully presented and easily maintained four bedroom detached family home, located within a quiet cul-de-sac in the sought-after village of Tweedbank. Ideally placed for easy access to Tweedbank Primary School, a short walk to Tweedbank Railway Station and perfectly located for travel both north and south bound. Boasting four bedrooms, three bathrooms, dining room, kitchen and utility room. Externally there are areas of landscaped garden to the front and rear with a summerhouse and hot tub. An integral garage and driveway provide ample off-street parking. Early viewing of this lovely property is essential to avoid disappointment and fully appreciate.



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Vestibule
Lounge
Dining Room
Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite Shower Room
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Summerhouse
Hot Tub
Integral 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 hot tub and summerhouse are also included in the sale.

Services

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

EPC

C

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

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

Also At:
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Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft
(Including Garage)

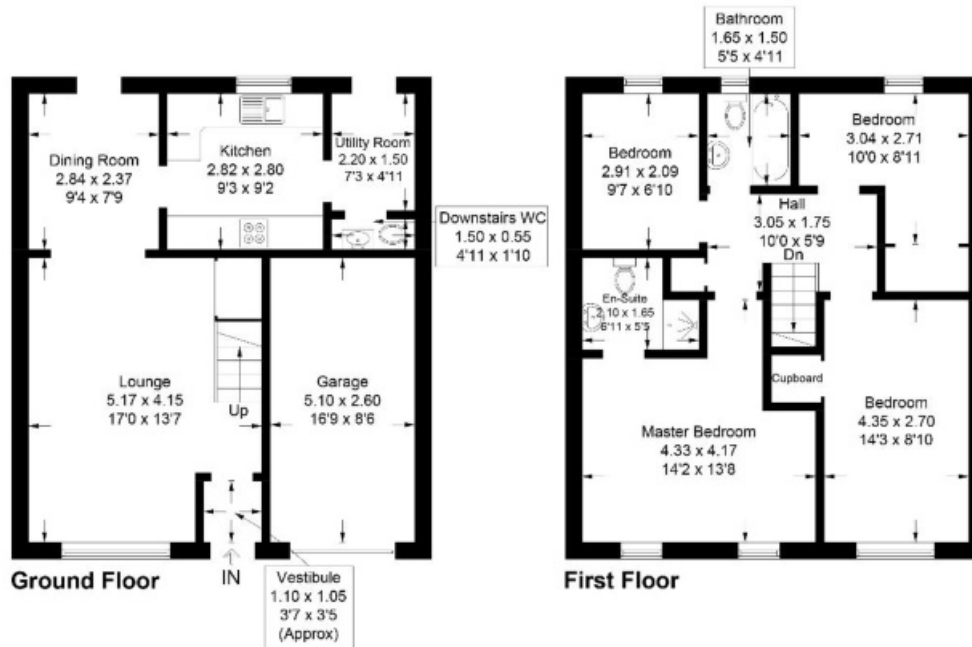


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154722)

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.