16 The Beeches is an extremely attractive detached dwelling which is located in the popular village of Tweedbank, occupying a private cul de sac setting within a sought after modern development. The property is beautifully presented throughout, boasting quality modern kitchen and bathroom fittings, and would be ideally suited to those seeking a well kept family home which is ready to move into. Outside, there are very well kept gardens which feature a large timber deck, water feature and a lovely south facing aspect. A garage and drive ensure there is ample private parking.
16 The Beeches, Tweedbank
TD1 3SY

Guide Price £225,000

Ground Floor
Entrance Hall
Downstairs WC
Lounge/Dining Room
Kitchen
Utility

First Floor
Bedroom One with En-Suite
Bedroom Two
Bedroom Three
Bathroom

Outside
Well presented south facing gardens
Timber deck
Water Feature
Garage & Drive
Situation:
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 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, which can be reached on foot from the property, provides easy access to central Edinburgh.

Description
This property truly must be viewed to fully appreciate its quality and style. Occupying a lovely quiet cul de sac setting, it enjoys an excellent degree of privacy and comes presented in immaculate order throughout providing an easily managed home which is ready to move into.

On entering the property the welcoming hall provides access to the ground floor accommodation with a carpeted flight of stairs leading to the first floor. A doorway leads into the spacious lounge/dining room which has space for a good range of furniture and is well lit by windows to both the front and rear. From the dining area, access is provided to the modern and well equipped kitchen, in turn leading into the useful utility area. Upstairs, there are three well proportioned bedrooms (one of which boasts an en-suite) whilst the well appointed family bathroom has recently been refurbished to a very high standard. Outside the gardens have been beautifully landscaped by the present owners, featuring a raised timber deck, attractive water feature and enjoying a pleasant south facing aspect. A drive to the front of the property provides ample private parking.

Fixtures and Fittings:
The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:
Mains drainage, electricity and water. Gas central heating. Double glazing.

EPC:
C

Viewing:
By appointment with the Selling Agents.

Entry:
By mutual agreement.

Important:
Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein.

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