



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



30 The Beeches, Tweedbank, Galashiels, TD1 3SY

Offers over £225,000



3



2



1



C



# 30 The Beeches

Tweedbank, Galashiels, TD1 3SY

- Modern Detached Family Home
- Popular Residential Area
- Integral Single Garage
- Master Suite
- EPC Rating C
- Close to Railway Station
- Great Condition
- Private Driveway
- Enclosed Rear Garden
- Council Tax Band E

30 The Beeches is a modern detached 3 bedroom family home with integral single garage. The property is located in a very popular residential area and boasts a wealth of desirable features including; Master Bedroom with Dressing Area and En-Suite Shower Room, Open Plan Lounge/Dining Room with bay window, integral single garage, mono-block driveway and enclosed rear garden.

- ENTRANCE HALLWAY - LOUNGE WITH DINING ROOM OFF - KITCHEN - UTILITY ROOM - WC - MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM - TWO FURTHER BEDROOMS - FAMILY BATHROOM - INTEGRAL SINGLE GARAGE -



## Location

The Beeches is part of a well sought-after residential development built by Barratt Homes in around 2007 on the outskirts of Tweedbank. This is an ideal family location in easy reach of all local amenities available within both Galashiels and Melrose town centres nearby.

Tweedbank also boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Loch side Restaurant, Convenience Store and popular industrial park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station.

Further development of Tweedbank is planned including the construction of a new Premier Inn Hotel, BP Petrol Station, M&S Food Outlet and Costa Coffee Cafe.





## Additional Information

### Fixtures and Fittings

All fitted carpets, floor coverings and integrated appliances will be included within the sale.

### Services

All mains services are available. Gas Central Heating and UPVC Double Glazing.

### Council Tax

Council Tax Band E

### Viewings

Strictly by Appointment with selling agents. Virtual tour available online.

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

## Directions

For those using satellite navigation the Post Code is TD1 3SY.

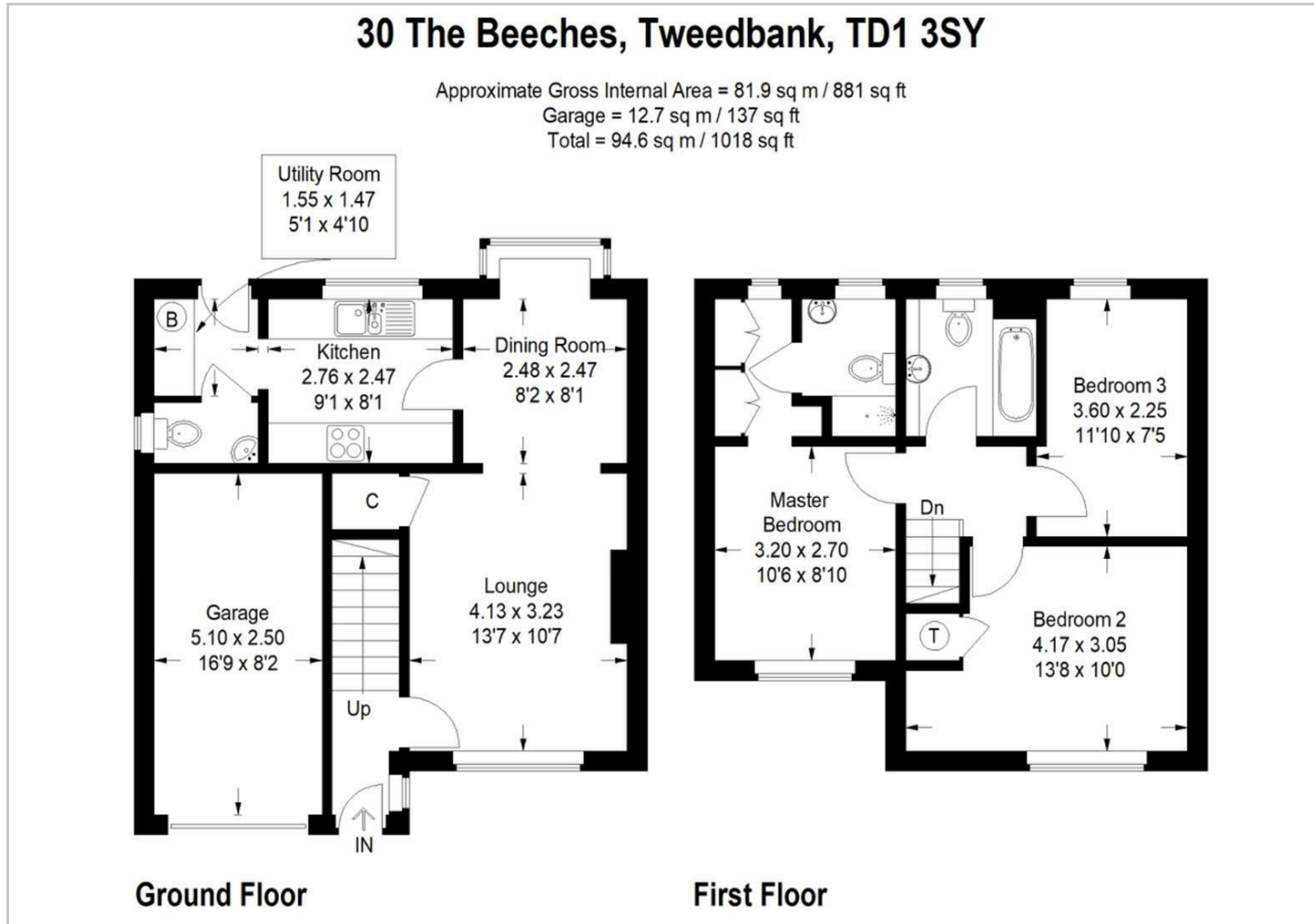
Approaching from Edinburgh follow the A68 south towards Jedburgh. Upon reaching the Ravenswood Roundabout take the left hand exit onto the A6091 signposted Melrose and Galashiels. Upon reaching the Melrose roundabout take the first exit following the A6091. At the next roundabout take the third exit for Tweedbank. Next, take the right hand turn onto The Beeches, then take an immediate right hand turn. At the T Junction turn left and 30 The Beeches is located on the right hand side..

From Hawick and Galashiels follow to A7 until you reach the Kingsknowes Roundabout. Take the exit signposted Melrose. At the next roundabout take the first exit for Tweedbank. Next, take the right hand turn onto The Beeches, then take an immediate right hand turn. At the T Junction turn left and 30 The Beeches is located on the right hand side.





## Floor Plans

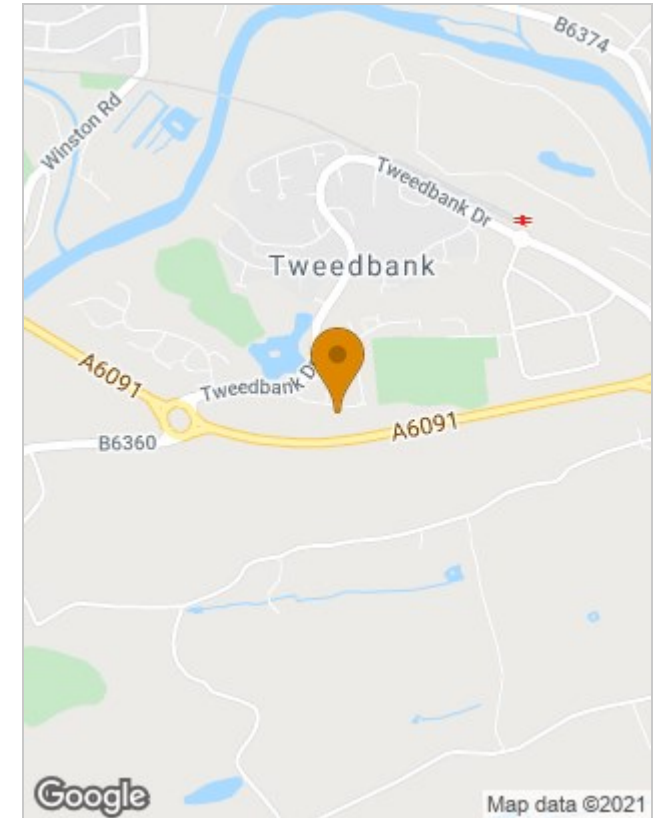


## Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

