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## 8 Killie Court, Tweedbank

TD1 3SW

**Guide Price £107,500**



This is a very attractive and generously proportioned mid terraced bungalow, situated in a quiet residential cul de sac in the popular village of Tweedbank. Conveniently situated within easy walking distance of the railway station and village shop. Presented in immaculate order throughout, having been completely refurbished including a brand new kitchen, ensuring that this easily managed home is ready to move into. A large conservatory, with a beautiful open view over the garden, provides additional space. The garden is well planned for ease of maintenance, enjoying a very good degree of privacy. Early viewing is especially recommended to avoid disappointment.





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ACCOMMODATION COMPRISES:  
ENTRANCE PORCH  
HALL  
LOUNGE  
CONSERVATORY  
KITCHEN  
DOUBLE BEDROOM  
SHOWER ROOM

OUTSIDE:  
WELL MAINTAINED PRIVATE GARDEN

AMPLE STORAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING





**Location:**

The modern village of Tweedbank caters for most day to day needs with local transport and primary schooling readily available. More comprehensive facilities are provided in the nearby towns of Galashiels and Melrose. The village loch and park is very popular with both visitors and local residents alike and provides a haven for a variety of wildlife. Nearby Herges Bar and Restaurant enjoys a lovely position overlooking the loch. The Borders General Hospital lies close by and all major Borders towns lie within a comfortable commuting distance, with regular local bus services, and the capital city of Edinburgh is less than an hours drive away. The Borders railway station in Tweedbank, which is within a comfortable walking distance of the property, provides quick and easy access (55 minutes) to central Edinburgh.

**Description:**

8 Killie Court is presented in immaculate order throughout and benefits from having its accommodation, including the outdoor patio, all on one level with wide easy access doors throughout. It is perfectly suited to those searching for an easily managed property which is ready to move into.

The property is well planned and exceptionally well proportioned. It is accessed via a useful entrance porch to the front of the property. This in turn leads to the main entrance hall leading off to the bedroom, shower room and into the lounge. The bedroom is set to the front of the house and this ample double has a fitted wardrobe along the side wall. The bathroom is a spacious facility with a white suite of WC, wash hand basin and fully accessible shower compartment. There is also a large boxroom style cupboard, with light, shelves, coat hooks and housing the combination boiler, leading off the entrance hall.

Situated in the centre of the property, the lounge is a bright room of comfortable size which enjoys a very peaceful aspect with double doors leading through to the conservatory which gives a pleasing natural flow through the property. The kitchen is also accessed off the lounge and has recently been refurbished and fitted out with a range of white goods. It too provides access to the conservatory and has ample space for a table and chairs if desired.

The large conservatory, which overlooks the rear garden, is of particular note. It provides a versatile additional living space with plenty of room for a wide range of furniture.

The property has a wonderful enclosed garden to the rear, generous in size with a large slabbed patio and area of lawn. It enjoys a particularly private aspect with open outlooks. There is plenty of parking available within the cul de sac.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, the kitchen and bathroom fittings and all white goods.

**Services:**

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

**EPC:**

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**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.

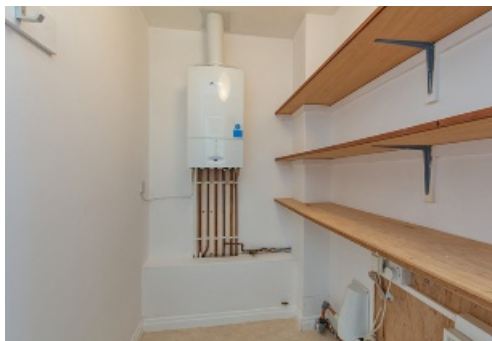


**Interested in this property?**  
**Galashiels**  
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Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



**8 Killie Court, Tweedbank, TD1 3SW**

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft

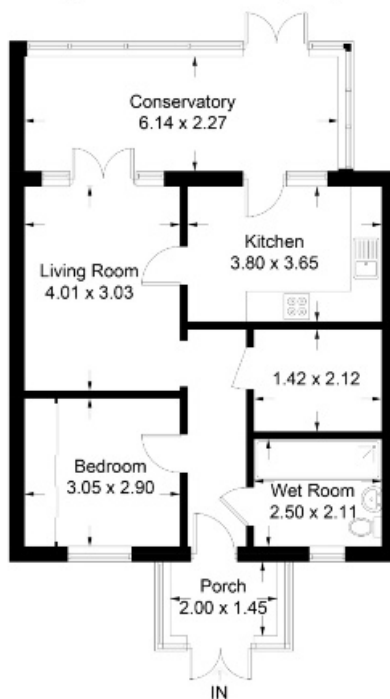


Illustration for identification purposes only; measurements are approximate, not to scale. floorplans4usketoh.com © (D 454875)

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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.