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## 4/5 Weavers Linn, Tweedbank

TD1 3SX

**Fixed Price £115,000**



This most attractive second floor apartment is located within a desirable modern development on the outskirts of Tweedbank, enjoying nice open views over Gunknowe Loch and toward the surrounding countryside. The property would be perfectly suited to those searching for an easily managed starter property, but would also make an attractive rental proposition, and is presented in immaculate order ensuring it is truly ready to move into. The lounge boasts a Juliet balcony with bay window, whilst the property also benefits from a well kept communal entrance and ample residents parking.





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## ACCOMMODATION COMPRISES:

Shared Entrance & Stairway  
Hallway  
Lounge with Juliet Balcony  
Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Well kept communal entrance

### 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 nearby 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 is just a short walk from the property, provides easy access to central Edinburgh.

### Directions:

Travelling into Tweedbank from the Galashiels direction, turn right almost opposite Gunknowe Loch into Weavers Linn. Block number 4 is on the second block on the left hand side with number 5 positioned on the second floor.

### Fixtures and 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. Gas central heating. Double glazing.

### EPC Rating:

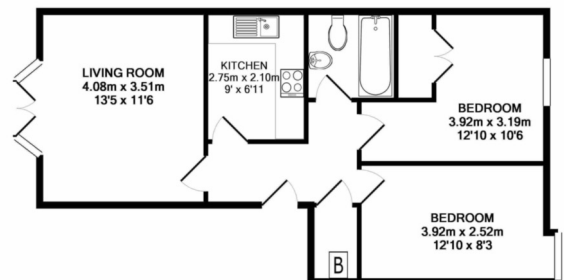
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### Viewing:

By appointment with the Selling Agents.

### Entry:

By mutual agreement.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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