

Tweedbank, Scottish Borders



Derwent, 1 Abbotslea

A DELIGHTFUL TWO STOREY DWELLING HOUSE PROVIDING WELL PRESENTED ACCOMMODATION ON THE PERIMETER OF THE MODERN VILLAGE OF TWEEDBANK LYING MIDWAY BETWEEN GALASHIELS AND THE ABBEY TOWN OF MELROSE. THE PROPERTY, WHICH IS TASTEFULLY DECORATED THROUGHOUT, BENEFITS FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING AND THERE ARE EXCELLENT AREAS OF LANDSCAPED GARDEN GROUND TO FRONT AND REAR.

ENTRANCE VESTIBULE SHOWER ROOM INNER HALL LOUNGE
DINING ROOM CONSERVATORY FITTED KITCHEN THREE DOUBLE BEDROOMS BATHROOM AMPLE
CUPBOARD ACCOMMODATION GARDEN GROUND GARAGE CENTRAL HEATING DOUBLE GLAZING
EPC RATING: C

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£25,000 below Home Report Value

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The property comprises a detached villa on two floors of modern design and construction pleasantly situated on the perimeter of the modern village of Tweedbank lying midway between Galashiels and the abbey town of Melrose, each some 2 miles distant. The well proportioned accommodation is tastefully decorated throughout and the property benefits from full gas fired central heating and double glazing with ample cupboard accommodation provided. There are well tended areas of garden ground and a detached single car garage, with the access drive to the garage providing ample off street parking.

Tweedbank caters for day to day shopping needs with primary schooling and local transport available. More comprehensive shopping and leisure facilities available in the before mentioned towns of Galashiels and Melrose. All major Border towns lie within comfortable commuting distance, the Border General Hospital lies close by and the property enjoys ready access to the Border rail link to Edinburgh at Tweedbank.

ACCOMMODATION

Ground Floor

ENTRANCE VESTIBULE 1.41 X 1.02 (4"7' x 3"4') accessed from the outside via a replacement door with patterned leaded glazing and leaded glazed side screen. Coats cupboard, floor carpeted.

INNER HALL 1.12 x 2.78(3"8' x 9"1') A further glazed door with glazed side screen links the vestibule and welcoming inner hall. The inner hall accommodates the stair linking ground and first floors with useful under stair cupboard. Central heating radiator. Telephone point. Fitted carpet.

CLOAK ROOM 1.33 x 2.17(4"4' x 7"1') Corner shower enclosure lined in "Wet Wall". Close coupled WC and vanity basin. Walls ceramic tiled to dado height. Chrome accessories. Central heating radiator. Extractor fan. Double glazed window. "heat light" at ceiling. Vinyl floor covering



LOUNGE 3.75 x 4.88 (12"4' x 16") A well proportioned public room with large double glazed window overlooking the front garden and proving excellent natural light. Gas fire on marble hearth. Central heating radiator. Fitted carpet.



DINING ROOM 3.71 x 3.28 (12"2' x 10") Twin glazed sliding doors lead from the lounge through to the dining room, excellent for formal dining. Central heating radiator. Floor carpeted.

CONSERVATORY 3.02 x 2.26 (9"11' x 7"5') This addition to the property benefits from fine views overlooking the rear garden with direct access to same. The conservatory walls are double glazed with attractive patterned double glazing. Level casements.



KITCHEN

3.30 x 4.13 (10"10' x 13"7') Provided with an excellent range of wall and floor mounted units in wood grain finish with attractive complementing laminate work surface. Vitrolite upstand. Connections and space for gas and electric cookers. Further space for washing machine, dishwasher and upright fridge freezer. One and a half bowl stainless steel inset sink. Double glazed windows to side and rear. Central heating radiator. Vinyl floor covering.



FIRST FLOOR

The stair formed of timber treads and risers links ground and first floors, the stairwell carpeted and benefiting from a double-glazed window with a central heating radiator at the half landing.

UPPER LANDING

1.45 x 2.95 (4"9' x 9"8') Accessing all first-floor accommodation and incorporating a large cupboard housing the gas fired boiler. Two ceiling mounted smoke detectors. Fitted carpet.



MASTER BEDROOM

3.44 x 4.56 (11"3' x 15") Further double room to the rear of the property with twin double-glazed windows, central heating radiator, bespoke wardrobe fitment in wood grain finish providing ample hanging space and useful additional storage. Ceiling mounted propeller light fitting. Fitted carpet.



BEDROOM 2

3.45 x 3.52 (11"4' x 11"6') A Good-sized double room overlooking the front garden with double-glazed window, central heating radiator and wardrobe with hanging rail and further overhead storage. Fitted carpet.



BEDROOM 3

3.50 x 3.00 (11"6' x 10") The smallest of the three bedrooms but still a good-sized double room, currently utilised as an office. Double-glazed window. Free standing wardrobe. Central heating radiator. Fitted carpet.



BATHROOM

2.18 x 3.05(7"2' x 10")A well-appointed facility with bath, vanity basin, close coupled WC, bidet and corner shower enclosure lined full height in "wet wall". Toiletries cabinet with mirrored doors over the basin. Bathroom walls are tiled to dado height. Extractor fan, ceiling mounted heater light, vertical towel rail. Vinyl floor covering.

EXTERNAL

GARAGE

Detached single car garage benefiting from electric light and power.

GARDENS

There are pleasant areas of garden ground to front and rear of the property. The front garden laid extensively to red whin chips for ease of maintenance with colourful flower and shrub border. The mono block driveway accessing the garage provides ample off-street parking.

The rear garden which enjoys a significant degree of privacy has been tastefully landscaped to include areas of grass, a number of mature shrubs and flowers with pleasant water feature and "sitooterie".



MOVEABLES

All fitted floor coverings and light fittings are included in the sale as are the freestanding gas and electric cookers in the kitchen.

SERVICES

The property is served by mains water, gas and electricity with drainage connected to the main sewer.

The property is central heated throughout, the radiator provided with individual thermostatic valves which should enhance the efficiency of the system.

ENTRY

Strictly by negotiation with the Selling Agents/owners.

COUNCIL TAX

The property is within Council Tax band 'E'.

VIEWING

By appointment through the Selling Agents or by telephoning the owner on 01896 750072.

PRICE

Offers Over £210,000 are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMCD)

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