

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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62 Honeylees Drive, Tweedbank

TD1 3SD

Guide Price £125,000



62 Honeylees Drive is an attractive mid-terraced property, located within a peaceful residential area in the popular village of Tweedbank. Ideally placed for access to the primary school, shop and restaurant and within walking distance of the railway station. The property offers a comfortably proportioned layout, benefiting from an extension to the rear which further enhances the living accommodation. There is a modern kitchen and bathroom, garden to the front and rear as well as ample parking. Early viewing recommended.



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- Hall & Stairs
- Lounge/Dining Area
- Kitchen
- Sitting Room
- Two Double Bedrooms
- Bathroom

- Double Glazing
- Gas Central Heating

- Garden Front & Rear
- Shed

Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, with more comprehensive facilities provided in the close by towns of Galashiels and Melrose. Gun Knowe 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 Border 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 provides easy access into central Edinburgh in less than an hour.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

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Approximate Gross Internal Area = 75.7 sq m / 820 sq ft



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Full members of:

