Melrose
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Brock Bank, Tweedbank

TD1 3SZ

Guide Price £255,000

9 Brock Bank is a very well-proportioned detached family home, located in the sought after village of Tweedbank with good amenities close by including the village shop, Hergés on the Loch and Tweedbank Railway Station. The property is presented in immaculate order throughout and has been upgraded substantially by the current owners and benefits from an abundance of attractive and additional features including a fantastic orangery, contemporary kitchen & utility room, landscaped garden, garage and drive. Viewing is an absolute must to fully appreciate.

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Entrance Hall
Lounge
Dining Room
Orangery
Kitchen
Utility Room
Downstairs WC
Four Bedrooms (Master Bedroom En-Suite)
Family Bathroom

Gas Central Heating
Double Glazing

Immaculate Garden
Garage
Drive

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.

Garage
The garage is dry lined with electrical power and could be easily converted into another room, if required.

Fixtures and Fittings
The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. Blinds and integrated appliances included

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

EPC
C

Council Tax Band
E

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

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Interested in this property?

Melrose

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9 Brock Bank, Tweedbank

Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 127.5 sq m / 1372 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID613011)

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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.