

**Galashiels**

Call 01896 758311



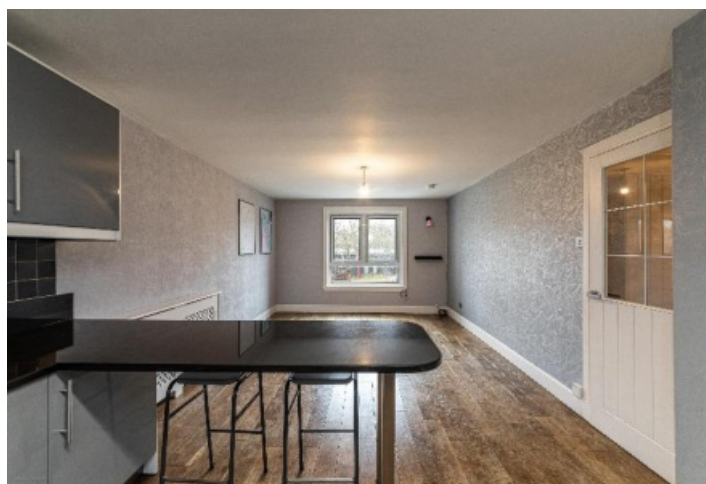
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 17 Cotgreen Road, Tweedbank, TD1 3SG

**Guide Price £145,000**



17 Cotgreen Road is an attractive and well appointed ground and first floor maisonette, which is located in a popular area of Tweedbank close to the nearby primary school and within walking distance of the railway station. The property would ideally suit those searching for an easily maintained starter home, is in good order throughout, and benefits from a spacious open plan lounge/kitchen/dining space on the first floor which makes the perfect focal point. There are two good sized double bedrooms whilst there are bathroom facilities on both levels. Outside, there is a low maintenance garden to the front in addition to a very convenient driveway leading into a single garage.





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Ground Floor:  
Entrance Hall  
Double Bedroom  
Shower Room  
Storage

First Floor  
Open Plan Lounge/Kitchen/Dining Space  
Double Bedroom  
Bathroom

Private garden to the front  
Garage  
Drive





### 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 close by 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 Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hours drive away by car. The railway station at Tweedbank is only a short walk, providing easy access into Edinburgh.

### Fixtures & 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. Double Glazing. Gas central heating.

### EPC

C

### Viewings

By appointment with the Selling Agent.

### Council Tax Band

B

### Entry

By mutual agreement



**Interested in this property?**  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: [gala@cullenkilshaw.com](mailto:gala@cullenkilshaw.com)

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



## 17 Cotgreen Road, Tweedbank, TD1 3SG

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1168857)

Full members of:



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.