

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



12 Neidpath Court, Tweedbank, TD1 3RD

Guide Price £160,000



12 Neidpath Court is an ideal starter family home, nestled in a sought-after area within a peaceful cul de sac. Just a short walk from the nearby railway station, this residence boasts spacious rooms, a dining-sized kitchen, and two generously sized double bedrooms, complemented by a contemporary bathroom. The enclosed garden features both decking and lawn, offering a manageable outdoor space perfect for relaxation and play. Parking is available within the cul de sac with this property tucked away at the end of a lane ensuring an excellent degree of privacy.



12 Neidpath Court, Tweedbank, TD1 3RD

Guide Price £160,000

Ground Floor:
Entrance Hallway
Lounge
Dining Kitchen
Utility Cupboard
Lean To

First Floor:
Two Double Bedrooms
Contemporary Bathroom

Gas Central Heating
Double Glazing

Fully enclosed gardens



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 Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hours drive away by car. The Borders railway station at Tweedbank provides easy access into central Edinburgh in less than an hour.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

EPC Rating

C

Council Tax Band

C

Viewings

By appointment with the Selling Agent

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

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



12 Neidpath Court, Tweedbank, TD1 3RD

Approximate Gross Internal Area = 91.2 sq m / 982 sq ft

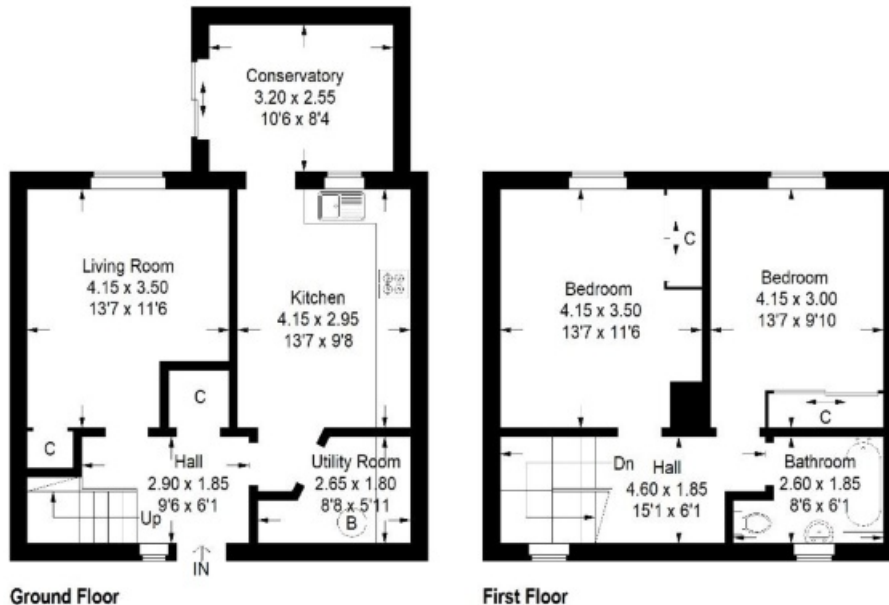


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1190747)

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.