

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 28 Riverside Drive, Tweedbank, TD1 3SH

**Offers Over £195,000**



28 Riverside Drive is an extremely desirable semi detached property nestled in a tranquil cul de sac within the highly sought after village of Tweedbank. This well maintained home is presented in excellent condition, offering a spacious lounge/dining room that provides generous living space, leading through to the modern kitchen is designed for both functionality and style. There are two generously sized double bedrooms, complemented by a well appointed bathroom on the first floor. Step outside to enjoy the beautifully maintained gardens at both the front and rear, with the rear garden boasting an exceptional degree of privacy - perfect for outdoor gatherings or quiet moments. Additionally, the good sized gravelled driveway ensures plenty of private parking, making this property not only a comfortable home but also a practical choice for modern living.



# 28 Riverside Drive, Tweedbank, TD1 3SH

Offers Over £195,000

Ground Floor:  
Entrance Vestibule  
Spacious Lounge/Dining Room  
Modern Kitchen

First Floor:  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Gardens to front & rear  
Driveway



### 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



**28 Riverside Drive, Tweedbank, TD1 3SH**

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft

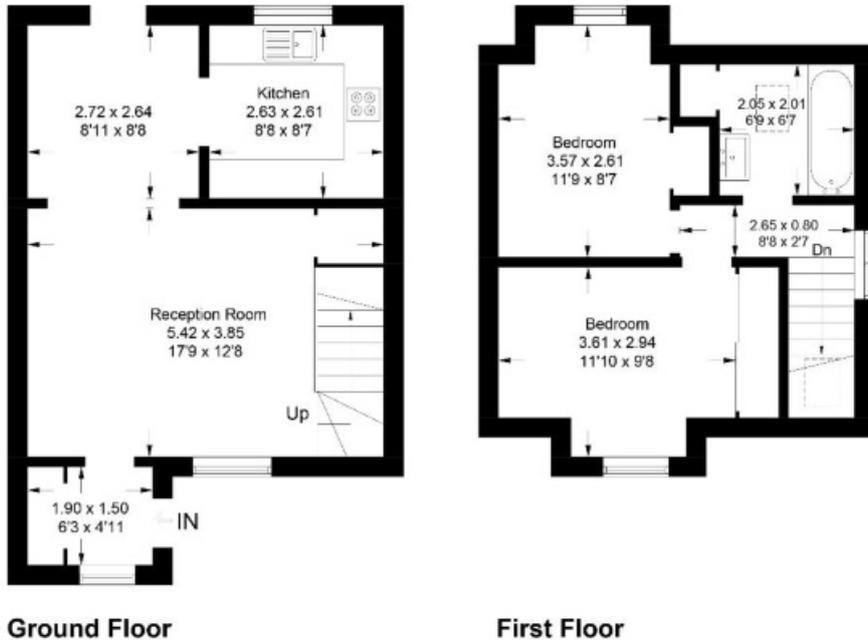


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co @ (ID1193753)

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.